

DPP Planning
66 Porchester Road
London
W2 6ET

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN & COUNTRY PLANNING ACT (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010
TOWN & COUNTRY PLANNING ACT (APPLICATIONS) REGULATIONS 1988**

COUNCILS OWN PERMISSION UNDER REGULATION 3 GRANTED

Ref: P/3524/16

With reference to the application received on 19 July 2016 accompanied by Drawing(s)

Please refer to the Conditions for relevant plan and document numbers relation to this application.

For: Hybrid planning application for the comprehensive, phased, redevelopment of the Grange Farm Estate. The development comprises two elements:

Detailed Planning Application for Phase 1 (Plot 2) comprising; Demolition of existing dwellings; Erection of Buildings C, D and E ranging from three to seven storeys in height to provide 89 residential units; Realignment of public highway; Landscaping of public realm; associated parking and cycle parking spaces.

Outline Application for access only and subject to Design Code (December 2017) in respect of Phases 2 and 3 comprising: Demolition of existing buildings; Erection of buildings on Plots 1 and 3 to 8 of up to max 91.74 metres in height above ordnance survey to provide 485 residential units; Community Centre (up to 1,350sqm) for D1/D2 uses within Plot 9; Community Facility (up to 282sqm) for D1 use within Plot 7.

At: Grange Farm Estate, Harrow, HA2 0QB

HARROW COUNCIL, the Local Planning Authority, in pursuance of powers under this Regulation:

GRANTS permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

1	* Development pursuant to the Detailed Element shall be begun not later
---	---

	<p>than three years from the date of this Permission.</p> <p>REASON: In order to comply with Section 91 of the Town and Country Planning Act 1990.</p>
2	<p>** Development pursuant to the Outline Element shall be begun no later than two years from the final approval of reserved matters for each phase of the development.</p> <p>REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>** Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:</p> <ul style="list-style-type: none"> - layout - scale - appearance - landscaping <p>REASON: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
4	<p>** No application shall be submitted later than five years following the date of this permission for the approval of Reserved matters in respect of all the built accommodation in the development hereby permitted.</p> <p>REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.</p>
5	<p>* The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>1645_DWG_PL_00_001-PL1 Site Location Plan: 1645_DWG_PL_00_030-PL1 Existing Site Section A-A: 1645_DWG_PL_00_050-PL1 Existing Site Elevation 01: 1645_DWG_PL_00_051-PL1 Existing Site Elevation 02: 1645_DWG_PL_00_052-PL1 Existing Site Elevation 03: 1645_DWG_PL_00_060-PL1 Existing Resi Form Plan: 1645_DWG_PL_00_100-PL2 Illustrative Masterplan: 1645_DWG_PL_CDE_00_200-PL1: Plot 02 Blocks CDE Ground Floor Plan: 1645_DWG_PL_CDE_00_201-PL1: Plot 02 Blocks CDE First Floor Plan: 1645_DWG_PL_CDE_00_202-PL1: Plot 02 Blocks CDE Second Floor Plan: 1645_DWG_PL_CDE_00_203-PL1: Plot 02 Blocks CDE Third Floor Plan: 1645_DWG_PL_CDE_00_204-PL1: Plot 02 Blocks CDE Fourth Floor Plan: 1645_DWG_PL_CDE_00_205-PL1: Plot 02 Blocks CDE Fifth Floor Plan: 1645_DWG_PL_CDE_00_206-PL1: Plot 02 Blocks CDE Sixth Floor Plan: 1645_DWG_PL_CDE_00_207-PL1: Plot 02 Blocks CDE Roof Plan: 1645_DWG_PL_CDE_00_230-PL2: Plot 02 Blocks CDE Section AA: 1645_DWG_PL_CDE_00_231-PL2: Plot 02 Blocks CDE Section BB: 1645_DWG_PL_CDE_00_250-PL2: Plot 02 Blocks CDE Proposed East</p>

	<p>Elevation: 1645_DWG_PL_CDE_00_251-PL2: Plot 02 Blocks CDE Proposed North Elevation: 1645_DWG_PL_CDE_00_252-PL2: Plot 02 Blocks CDE Proposed South Elevation: 1645_DWG_PL_CDE_00_253-PL2: Plot 02 Blocks CDE Proposed North Elevation: (Courtyard): 1645_DWG_PL_CDE_00_254-PL2: Plot 02 Blocks CDE Proposed West Elevation (Courtyard): 1645_DWG_PL_CDE_00_255-PL1: Plot 02 Blocks CDE Proposed South Elevation (Courtyard): 1645_DWG_PL_CDE_00_500-PL1: Plot 02 Blocks CDE Proposed Internal Refuse & Cycle Store Plan & Section: 1645_DWG_PL_CDE_00_501-PL1: Plot 02 Blocks CDE Proposed External Bin & Cycle Stores Plan, Section & Elevation: 1645_DWG_PL_00_130-PL2: Proposed Site Section AA: 1645_DWG_PL_00_131-PL2: Proposed Site Section BB: 1645_DWG_PL_00_132-PL2: Proposed Site Section CC: 1645_DWG_PL_00_133-PL2: Proposed Site Section DD: 1645_DWG_PL</p>
6	<p>** The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>1645_DWG_PL_00_160-PL1 Parameter Plan Existing Building and Site Levels: 1645_DWG_PL_00_168-PL2 Proposed Parameter Plan Proposed Development Zone Heights: 1645_DWG_PL_00_162-PL1 Proposed Parameter Plan Proposed Phasing Plan: 1645_DWG_PL_00_163-PL1 Proposed Parameter Plan Proposed Ground Levels: 1645_DWG_PL_00_164-PL1 Proposed Parameter Plan Access and Circulation Plan: 1645_DWG_PL_00_165-PL1 Proposed Parameter Plan Existing Tree Protection Plan: 1645_DWG_PL_00_166-PL1 Proposed Parameter Plan Location of Non Residential Uses: 1645_DWG_PL_00_167-PL1 Proposed Parameter Plan Amenity Space:: 1645_DWG_PL_00_130-PL2 Proposed Site Section AA: 1645_DWG_PL_00_131-PL2: Proposed Site Section BB: 1645_DWG_PL_00_132-PL2 Proposed Site Section CC: 1645_DWG_PL_00_133-PL2 Proposed Site Section DD: 1645_DWG_PL_00_140-PL1: Proposed Site Elevation 01: 1645_DWG_PL_00_141-PL1 Proposed Site Elevation 02: 1645_DWG_PL_00_142-PL1 Proposed Site Elevation 03: GRA441-AL-GE-1-001-P01 General Arrangement: GRA441-AL-GE-1-002-P01 Illustrative Masterplan: GRA441-AL-DL-1-001-P01 Finished Levels & Drainage, General Arrangement: GRA441-AL-HD-1-001-P01 Hard Landscape, General Arrangement GRA441-AL-SW-1-001-P01 Soft Landscape, Proposed Tree Planting General Arrangement: GRA441-AL-SW-1-002-P01 Soft Landscape, General Arrangement: GRA441-AL-RT-1-001-P01 Existing Tree Retention and Removal Plan: GRA441-AL-RT-1-002-P01 Existing Tree Retention and Protection Plan: GRA441-AL-KP-1-001-P01 Key plan: GRA441-AL-GE-2-001-P01 SITE SECTION AA: GRA441-AL-GE-2-002-P01 SITE SECTION BB: GRA441-AL-GE-2-003-P01 SITE SECTION CC: GRA441-AL-GE-2-004-P01 SECTION 01: GRA441-AL-GE-2-005-P01 SECTION 02: GRA441-AL-GE-2-</p>

	006-P01 SECTION 03: GRA441-AL-GE-2-007-P01 SECTION 04: GRA441-AL-GE-2-008-P01 SECTION 05: GRA441-AL-GE-2-009-P01 SECTION 06: GRA441-AL-GE-2-010-P01 SECTION 07: GRA441-AL-RT-2-001-P01EXIST
7	<p>** Notwithstanding the phasing of the development hereby approved, a Phasing Strategy shall be submitted to, and approved in writing by, the local planning authority prior to commencement of each phase of the development hereby permitted. The Phasing Strategy shall be implemented as approved.</p> <p>REASON : To ensure that the development contributes adequately towards the mitigation of the impacts of the development.</p>
8	<p>** Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping shall be accompanied by a Design Audit. The Design Audit submitted shall set out (as appropriate) how the development described in the reserved matter(s):</p> <ul style="list-style-type: none"> (a) complies with the approved "Design Code" and the approved Parameter Plans; (b) complies with the Mayor of London's adopted Housing guidance in force at the time of the reserved matters submission and any Supplementary Planning Document ('SPD') in force as part of the Harrow Local Plan; (c) provides an appropriate type and mix of residential units; (d) complies with the London Plan requirements for Accessible Homes and Inclusive Design in force at the time of the reserved matters submission; (e) meets the required commitment to a reduction in Carbon Dioxide emissions in force at the time of the reserved matters submission through the Local (Development) Plan or associated SPD for the area. (f) how energy shall be supplied to the building(s), highlighting; <ul style="list-style-type: none"> i. how the building(s) relate(s) to the site-wide energy strategy; and ii. any other measures to incorporate renewables. iii. dispersion modelling will be required to demonstrate that an adequate stack height is provided iv. how Phase 1 would be incorporated into the site wide energy strategy (g) how the proposed non-residential building(s) have been designed to achieve Part M4 of Building Regulations. (h) contributes to the objectives of "Secured by Design" (or its replacement). <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure good design and high quality architecture throughout the development in line with the principles set out in the approved Design Code (December 2017), including enhancement character and appearance of the wider area, and to ensure that the development co</p>
9	<p>*** Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed updated Ecology and Biodiversity Statement.</p>

	<p>The updated Ecology and Biodiversity Statement shall explain:</p> <ul style="list-style-type: none"> (a) Ecological value assessment of existing and proposed site (ideally based on use of the Defra Offsetting Metric) (b) How the development will incorporate new habitats, including bird boxes, bat roosts and other wildlife features within the building fabric of each phase; (c) Detail on how the development will create wildlife habitats within the public realm, integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs) and with existing and replacement trees; (d) Demonstration of the implementation of the measures detailed within the Updated Ecological Appraisal and Bat Survey (REF: 15193/E4) Dated 13/10/17; (e) A site wide ecological management and monitoring plan (f) Details of how ongoing programmes of management and monitoring will be funded <p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.</p> <p>REASON: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment.</p>
10	<p>** Development (including demolition), within each of the phases of both the Detailed Application and Outline Application of the Development hereby approved shall be carried out only in accordance with a detailed Construction Environmental Management Plan (CEMP) for that phase of development which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development (including any demolition works) within that phase. This document shall include:</p> <ul style="list-style-type: none"> (a) details of the proposed Best Practice Measures (BPM) to be implemented during construction of that phase of development to suppress dust and minimise noise and vibration associated with demolition/building works; (b) a full detailed noise and vibration assessment for that phase; (c) the measures proposed to reduce and remove risks to the water environment and reduce flood risk during construction; (d) a full Construction Logistics & Servicing Plan, which demonstrates how the impact of construction vehicles would be minimised; (e) details of how dust nuisance would be controlled through both demolition and construction (inclusive of the air quality plan); (f) details of proposed hours of work for construction activity; and (g) a summary of how the measures proposed address the mitigation identified in the Design Code and the Air Quality Assessment (33850/3002

	<p>dated December 2017).</p> <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the impacts of the development throughout the implementation of the planning permission, are properly mitigated, in the interests of public amenity, biodiversity and the local natural environment.</p>
11	<p>** Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters for each relevant phase relating to layout, scale, landscaping and appearance of residential development submitted pursuant to this permission shall be accompanied by a Site Waste Management Plan (SWMP), in compliance with Best Practice Standards.</p> <p>This document shall explain:</p> <ul style="list-style-type: none"> (a) how the requirement to recover at least 70% (by volume) of construction and demolition waste from landfill is to be met; (b) how demolition and excavation materials will be re-used or recycled as appropriate; (c) the arrangements for storage of materials to be recycled or re-used; (d) how materials are procured from sustainable sources wherever possible; and (e) the designation of a 'Waste Champion', who will seek to minimise over-ordering and material spoilage, as well as ensuring the effectiveness of waste segregation; and <p>The Site Waste Management Plan shall be implemented as approved.</p> <p>REASON: To ensure that waste arising during the construction phase of the development is minimised.</p>
12	<p>** Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, landscaping and appearance of residential development in the Phases 2 and 3 shall be accompanied by a detailed play strategy. This document shall:</p> <ul style="list-style-type: none"> (a) Demonstrate how a temporary play space at no net loss from existing, prior to the decommissioning of the existing play space situated behind 1 - 27 Osmond Place would be provided; (b) explain how the proposed play space provision provides age appropriate play facilities which meets the needs of the housing mix; (b) explain how the proposed play space provision meets the standards for play space provision set out in the development plan in force at the time of the reserved matters submission; (c) provide a clear rationale for the proposed location of play space. <p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.</p>

	<p>REASON: To ensure that the development provides for the future needs of residents.</p>
13	<p>** Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or the commencement of (excluding any demolition works) any phase within the Outline Element pursuant to this permission a detailed Surface Water Drainage Scheme shall be submitted. This details submitted shall explain:</p> <ul style="list-style-type: none"> (a) the proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, green / brown roof, ponds and wetlands; (b) surface water attenuation, storage and disposal works, including relevant calculations; (c) works for the disposal of sewage associated with the development.. (d) Soakage tests for where infiltration is proposed. (e) Runoff following development to be limited to no greater than 5 litres per second per hectare, up to the 1 in 100 year event plus climate change. (f) Details of how the scheme shall be maintained and managed after completion <p>The development shall be carried out in accordance with the approved details within that phase and shall thereafter be retained.</p> <p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk.</p>
14	<p>** Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or any the commencement of any phase within the Outline Element (excluding any demolition work) pursuant to this permission details for the disposal of surface water, attenuation and storage details have been submitted to, and approved in writing by, the local planning authority. This must detail the how the runoff following development must be limited to no greater than 105 litres per second up to the 1 in 100 year event plus climate change. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk.</p>
15	<p>** Applications for approval of Reserved Matters submitted pursuant to each relevant Phase of the Outline Permission Element relating to layout, appearance and landscaping shall be accompanied by a detailed Accessibility Statement. This document shall explain:</p>

	<p>(a) how the proposal contributes to the creation of Lifetime Neighbourhoods;</p> <p>(b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting;</p> <p>(c) how the community centre would be accessible to all, including details of level access; and</p> <p>(d) how each of the residential dwellings would comply with Part M4 Building Regulations standards, with 10% Wheelchair Homes compliance.</p> <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is accessible and inclusive to all.</p>
16	<p>** Prior to residential occupation of development relating to the Detailed Application, or any relevant phase of the Outline Element to submit a Water Strategy, demonstrating that the mains water consumption of the proposed development will not exceed 105 litres per person per day (excluding an allowance of 5 litres or less per person per day for external water consumption), has first been submitted to the Local Planning Authority in writing and to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the proposed development has an acceptable impact on water network.</p>
17	<p>** Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit a detailed Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. This strategy shall include details of the location, height and design of all lighting, the intensity of light to be emitted and the surface area to be illuminated. It shall explain:</p> <p>(a) The rationale for the lighting proposed in public realm areas and buildings.</p> <p>(b) how the proposed lighting minimises impacts on biodiversity</p> <p>(c) how the proposed lighting minimises the risk and fear of crime, in accordance with 'Secured by Design' principles.</p> <p>The development shall be carried out in accordance with the approved details within that phase unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity.</p>
18	<p>** Unless otherwise agreed in writing by the Local Planning Authority,</p>

	<p>prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or commencement of any phase within the Outline Element pursuant to this permission (excluding any demolition works), details of:</p> <ul style="list-style-type: none"> (a) the storage and disposal arrangements for refuse and waste associated with buildings and external areas within the phase, including vehicular access thereto; (b) the storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto; (c) the proposed arrangements for the management of the community facility. <p>The development shall be carried out in accordance with the approved details for each relevant phase unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity.</p>
19	<p>** Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of development relating to the Detailed Application, or any phase within the Outline Element pursuant to this permission, details of a Parking and Access Statement shall be submitted. This document, where appropriate, shall include:</p> <ul style="list-style-type: none"> (a) details of car parking provision for each relevant phase (b) a detailed Parking Management Strategy for that part of the development (including car club provision); (c) details of cycle parking provision for each of the proposed development phases including type / specification of cycle storage system; (d) details of the location and specification of electric car charging points; (e) details of pickup and drop off facilities for both residents and the community centre; (f) details of motorcycle and scooter parking; (g) details of pedestrian and cycle routes throughout that part of the scheme and how this relates to the overall site-wide approach as set out in the Design Guidelines; and (h) details of pedestrian and vehicle signage and wayfinding within the development; <p>The development shall be carried out in accordance with the approved Parking and Access Statement for each relevant phase.</p> <p>REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure the safety of the Highway network.</p>

20	<p>** Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout and landscaping of each relevant phase to submit a detailed Levels Plan. This plan shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.</p> <p>REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination.</p>
21	<p>** Prior to residential occupation of development relating to the Detailed Application, or any relevant phase of the Outline Element a Delivery and Servicing Plan, submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the impacts of the development throughout its operation, are properly managed, in the interests of public amenity.</p>
22	<p>** In the event that contamination is found across any development phase of the development (inclusive of both the Detailed Application and the Outline Element) at any time across the development site when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To protect groundwater and the future end users of the site and neighbouring sites.</p>
23	<p>*** The development relating to any phase of the Outline Element hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Site Wide Open Space Management Plan (including Phase 1 (Detailed Application) if relevant) and a Landscape Management Plan, which shall include (but not limited to) long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas including communal residential areas, green roofs, blue infrastructure, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6</p>

	<p>onwards. The Site Wide Open Space Management Plan and Landscape Management Plan shall be carried out in a timely manner as approved.</p> <p>REASON: To safeguard the character and appearance of the area and to enhance the appearance of the development.</p>
24	<p>** Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout and landscaping of each relevant phase, no demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat and breeding bird surveys have been submitted to and approved by the Local Planning Authority for that phase of development. If evidence of bat or breeding birds are found prior to demolition, specific mitigation measures should be included in any submission for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the ecology and biodiversity of the area.</p>
25	<p>** Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit, no impact piling shall take place on site until a Piling Method Statement has been submitted and approved in writing by the Local Planning Authority. The Piling Method Statement shall include full details of the type of piling to be undertaken throughout each phase, the methodology by which such piling will be carried out and measures to prevent and minimise any impacts on habitats and species. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the ecology and biodiversity of the area.</p>
26	<p>** Any development within the Detailed Planning Application and Outline Element hereby approved that constitutes a single family dwelling, 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 which would otherwise fall within Classes A, B, C, D, E and F 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 and development by restricting the amount of site coverage and size of dwellings in relation to the size of the plot and to safeguard the amenity of neighbouring residents.</p>

27	<p>* The development relating to the Detailed Application hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas including communal residential areas green roof, blue infrastructure, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards. The Landscape Management Plan shall be carried out in a timely manner as approved.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
28	<p>** Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, and appearance of each relevant phase to submit additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.</p> <p>REASON: In order to prevent the proliferation of individual television reception items on the building which would be harmful to the character and appearance of the development and the visual amenity of the area.</p>
29	<p>** Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority. This shall relate to both the Detailed Application and Outline Element.</p> <p>REASON: In order to prevent the proliferation of individual telecommunication items on the building which would be harmful to the character and appearance of the development and the visual amenity of the area.</p>
30	<p>** The development hereby permitted (inclusive of both the Detailed</p>

	<p>Application and the Outline Element) shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.</p> <p>REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.</p>
31	<p>*** Prior to the last residential occupation of the last phase of the development, the Developer shall enter into an agreement in writing with the Highway Authority (in conjunction with the Local Planning Authority) for the Highway Authority to undertake a parking stress assessment of the development and surrounding highway network. The Developer shall commit to the required mechanism to implement the necessary assessment and any follow on mitigation measures as so agreed in relation to this element.</p> <p>REASON: To encourage sustainable modes of travel and ensure the surrounding road network does not experience undue levels of parking stress.</p>
32	<p>** Development in relation to the Detailed Application and any phase of the Outline Element shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period of that phase. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).</p> <p>The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period of that phase.</p> <p>REASON: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation, surveillance and communication aids.</p>
33	<p>** Prior to occupation of the development hereby permitted, relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit 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</p>

	<p>following requirements:</p> <ol style="list-style-type: none"> 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 BS PAS 24-1:1999 'Security standard for domestic door sets'; 2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes), balcony pole supports, shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'. <p>Following implementation the works shall thereafter be retained.</p> <p>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.</p>
34	<p>** The developer shall provide, at the practical completion of each phase (inclusive of the Detailed Application and Outline Element) Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.</p> <p>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</p>
35	<p>** Prior to the first residential occupation of Phases 2 and 3 relating to the Reserved Matters in relation to layout, scale, appearance and landscaping of each relevant phase, details of the pedestrian link from Northolt Road and to the Waitrose car park shall be submitted and approved in writing by the Local Planning Authority,</p> <p>The development shall be carried out in accordance with the details as so agreed.</p> <p>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 and to safeguard the character and appearance of the development and wider area.</p>
36	<p>*** The proposed development hereby approved, inclusive of both the Detailed Permission and the Outline Permission, shall provide no less than:</p> <p>(a) Detailed Permissioned (Phase 1): 68 Social Rent Units / 21 Shared Ownership Units (6,210sqm NIA)</p> <p>(b) Outline Element (Phases 2 & 3): Residential: 185 Affordable Units (13,616sqm (NIA) Affordable Floor Space) Community Facility: 1350sqm</p>

	<p>Ministry of Development (Air Cadets Facility): 282sqm</p> <p>REASON: In order to define the permission and to secure the benefits of the development.</p>	
37	<p>* Prior to the occupation of any of the units within Blocks E, C, and D of the Detailed Application, details of the defensible space for the private amenity areas for the ground floor units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>REASON: To protect the amenity of the future occupiers of these units.</p>	
38	<p>*** The applicant shall submit an early stage financial review prior to the commencement of each of the three phases (inclusive of both Detailed Planning Application and Outline Element) and a late stage financial review at the point of 75% residential sales of each phase of the Outline Element, for agreement in writing by the local planning authority, to identify whether the scheme could support a level of Affordable Housing. Notwithstanding the requirements of Condition 36, where the Financial Review demonstrates a higher level of Affordable Housing can be supported, the developer shall submit a revised scheme of Affordable Housing to be agreed in writing by the Local Planning Authority.</p> <p>REASON: To capture any potential uplift in the value of the scheme and ensure the scheme delivers the maximum reasonable amount of affordable housing.</p>	
39	<p>* Notwithstanding the details shown on the approved drawings, the Detailed Application (Phase 1) shall not progress beyond damp proof course level until samples of the materials (physical sample board to be provided) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:</p> <ul style="list-style-type: none"> (a) facing materials; (b) windows and doors; (c) balconies including privacy screens and soffits; (d) boundary treatment including all pedestrian/ access gates (including gates to parking courts); (e) ground surfacing; (f) rainwater goods; <p>The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the development is carried out to the highest standards of architecture and materials.</p>	

40	<p>** The refuse bins for the Detailed Application shall be stored at all times in the designated refuse storage area, as shown on the approved drawing plans.</p> <p>REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.</p>
41	<p>*** In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works (or no further works if development has commenced) shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with *** in the planning permission granted under (Harrow Reference) P/3524/16 and those obligations shall apply to all conditions above marked with *** which supersede those of permission P/3524/16.</p> <p>REASON: In order to define the permission and to secure development in accordance with policy DM50 of the Harrow Development Management Policies Local Plan 2013.</p>
42	<p>** The development shall be undertaken in accordance with the approved Sustainability Statement and Energy Strategy. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development, a post construction assessment shall be undertaken demonstrating compliance with the approved Energy Statement; This shall include detail on the decommissioning of (or otherwise) the temporary combined heat and power system within Phase 1: which thereafter shall be submitted to the local planning authority for written approval.</p> <p>REASON: To ensure the delivery of a sustainable development.</p>
43	<p>* Notwithstanding the details shown on the approved drawings, the Detailed Application (Phase 1) shall not progress beyond damp proof course level until the following details have been submitted to, and agreed in writing by, the local planning authority:</p> <p>a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters and external seating. Soft landscaping works shall include: 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 and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacture. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private terraces and the public pedestrian route, and communal garden/open space areas.</p>

	<p>b) Details of all furniture, boundary treatment (both public, private and works associated with existing boundary), public realm wayfinding signs, play equipment, irrigation if proposed, specification for the proposed pergola (including proposed material and source) and detailed drawings of such; details of the vent grilles to all communal areas including any vent screening.</p> <p>c) A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs; a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.</p> <p>d) Details of lighting to all public realm including locations, specification, elevations, light spillage and lighting levels.</p> <p>The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.</p> <p>R</p>
44	<p>** Applications for approval of Reserved Matters for each relevant phase submitted pursuant to this permission relating to layout, scale and appearance (excluding where housing is not proposed) shall be accompanied by a detailed Housing Schedule for that phase. This document shall explain:</p> <p>(a) the type and mix of units proposed;</p> <p>(b) whether the units are to be provided as affordable or not and if so what tenure;</p> <p>(c) the gross internal floor areas (sqm) of each dwelling; and</p> <p>(d) the number, mix and tenure of all residential units known at the time of submission of the reserved matter.</p> <p>The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To ensure that the development provides an appropriate mix and quality of housing, as well as providing an appropriate amount and mix of affordable housing having regard to the relevant viability assessment.</p>
45	<p>** Applications for approval of Reserved Matters for each relevant phase submitted pursuant to this permission relating to layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment for that phase. This document shall explain:</p> <p>(a) the impact of that phase of the proposed development on daylight and sunlight to neighbouring properties;</p> <p>(b) the impact of that phase of the proposed development on daylight and sunlight to properties within the development itself;</p> <p>REASON: To ensure that the development has an acceptable impact on</p>

	neighbouring residents and future occupiers in terms of daylight and sunlight.
--	--

1	<p>INFORMATIVE:</p> <p>The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:</p> <p>2016 London Plan (consolidated with Alterations since 2011) (March 2016)</p> <p>Policy 3.1: Ensuring equal life chances for all</p> <p>Policy 3.3: Increasing housing supply</p> <p>Policy 3.4: Optimising housing potential</p> <p>Policy 3.5: Quality and design of housing developments</p> <p>Policy 3.6: Children and young people's play and informal recreation facilities</p> <p>Policy 3.7: Large residential developments</p> <p>Policy 3.8: Housing choice</p> <p>Policy 3.9: Mixed and balanced communities</p> <p>Policy 3.10: Definition of affordable housing</p> <p>Policy 3.11: Affordable housing targets</p> <p>Policy 3.13: Affordable housing thresholds</p> <p>Policy 3.16: Protection and enhancement of social infrastructure</p> <p>Policy 5.1: Climate change mitigation</p> <p>Policy 5.2: Minimising carbon dioxide emissions</p> <p>Policy 5.3: Sustainable design and construction</p> <p>Policy 5.5: Decentralised energy networks</p> <p>Policy 5.6: Decentralised energy in development proposals</p> <p>Policy 5.7: Renewable energy</p> <p>Policy 5.8: Innovative energy technologies</p> <p>Policy 5.9: Overheating and cooling</p> <p>Policy 5.10: Urban greening</p> <p>Policy 5.11: Green roofs and development site environs</p> <p>Policy 5.12: Flood risk management</p> <p>Policy 5.13: Sustainable drainage</p> <p>Policy 5.14: Water quality and wastewater Infrastructure</p> <p>Policy 5.15: Water use and supplies</p> <p>Policy 5.16: Waste self-sufficiency</p> <p>Policy 5.17: Waste capacity</p> <p>Policy 5.18: Construction, excavation and demolition waste</p> <p>Policy 5.21: Contaminated land</p> <p>Policy 6.1: Strategic approach</p> <p>Policy 6.2: Providing public transport capacity and safeguarding land for transport</p> <p>Policy 6.3: Assessing effects of development on transport capacity</p> <p>Policy 6.7: Better streets and surface transport</p> <p>Policy 6.9: Cycling</p>
2	<p>INFORMATIVE:</p> <p>Continued/?</p>

Draft London Plan December 2017:

Policy D1 London's form and characteristics
 Policy D2 Delivering good design
 Policy D3 Inclusive design
 Policy D4 Housing quality and standards
 Policy D5 Accessible Housing
 Policy D6 Optimising housing density
 Policy D7 Public realm
 Policy D8 Tall buildings
 Policy H1 Increasing housing supply
 Policy H5 Delivering affordable housing
 Policy H7 Affordable housing tenure
 Policy H10 Redevelopment of existing housing and estate regeneration
 Policy H11 Ensuring the best use of stock
 Policy H12 Housing size mix
 Policy S1 Developing London's social infrastructure
 Policy S4 Play and informal recreation
 Policy G1 Green infrastructure
 Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy SI1 Improving air quality
 Policy SI2 Minimising greenhouse gas emissions
 Policy SI3 Energy infrastructure
 Policy SI4 Managing heat risk
 Policy SI5 Water infrastructure
 Policy SI7 Reducing waste and supporting the circular economy
 Policy SI12 Flood risk management
 Policy SI13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking

Harrow Core Strategy (February 2012)
 Core Policy CS1: Overarching Principles
 Core Policy CS3: Harrow on the Hill & Sudbury Hill

Harrow Development Management Policies (July 2013)

Policy DM 1 Achieving a High Standard of Development
 Policy DM 2 Achieving Lifetime Neighbourhoods
 Policy DM 9 Managing Flood Risk

	<p>Policy DM 10 On Site Water Management and Surface Water Attenuation</p> <p>Policy DM 12 Sustainable Design and Layout</p> <p>Policy DM 13 Decentralised Energy Systems</p> <p>Policy DM 14 Renewable Energy Technology</p> <p>Policy DM 15 Prevention and Remediation of Contaminated Land</p> <p>Policy DM 19 Provision of New Op</p>
3	<p>INFORMATIVE:</p> <p>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 £35 per square meter of residential floorspace for Mayoral Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule (2012) 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).</p> <p>You are advised to visit the planningportal website where you can download the appropriate document templates.</p> <p>http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>The indicative Mayoral CIL Liability for the full planning permission element (Phase 1) is: £425,784.32 (inclusive of indexation). Credit for lawful existing floorspace or social housing relief may be utilised to reduce this amount.</p> <p>It is not possible to provide an indicative CIL charge for the Outline Element at this stage, as there is no Housing Schedule for these two Phases as yet. This document is secured by way of a condition.</p> <p>This will be charged in accordance with the CIL Charging Schedule which is in effect at the time planning permission first permits development.</p>
4	<p>INFORMATIVE:</p> <p>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.</p> <p>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 & 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.</p> <p>The indicative Harrow CIL Liability for the full planning permission element (Phase 1) is: £1,332,205.29 (inclusive of indexation). Credit for lawful existing floorspace or</p>

	<p>social housing relief may be utilised to reduce this amount.</p> <p>It is not possible to provide an indicative CIL charge for the Outline Element at this stage, as there is no Housing Schedule for these two Phases as yet. This document is secured by way of a condition.</p> <p>This will be charged in accordance with the CIL Charging Schedule which is in effect at the time planning permission first permits development.</p>
5	<p>INFORMATIVE:</p> <p>A Groundwater Risk Management Permit from Thames Water will be required for discharging ground water to the public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9483 or by emailing wwriskmanagement@thameswater.co.uk Application forms should be completed online via www.thameswater.co.uk/wastewaterquality"</p>
6	<p>INFORMATIVE:</p> <p>Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Wealdstone Brook designated as a 'main river.'</p> <p>Details of lower risk activities that may be excluded or exempt from the Permitting Regulations can be found on the gov.uk website. For further information please contact us at PSO-Thames@environment-agency.gov.uk</p>
7	<p>INFORMATIVE:</p> <p>The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.</p>
8	<p>INFORMATIVE:</p> <p>Compliance with Planning Conditions Requiring Submission and Approval of Details Before Development Commences</p> <p>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 of 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 commence the development within the time permitted.</p> <p>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, then you should apply to the Local Planning Authority</p>

	for a certificate of lawfulness.
9	<p>INFORMATIVE:</p> <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 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.</p>
10	<p>INFORMATIVE:</p> <p>In relation to Conditions marked with ***, it should be noted that the shadow s106 is drafted to mirror conditions / obligations as described at the time planning permission is granted. Were the s106 to be entered into at a point where some conditions have been approved and were no longer relevant, the s106 may no longer need to reflect these conditions / obligations.</p>

Date of decision: 29 March 2019

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)

DN-DFU-GRA
PLMVM292