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 63 London Road
 Wembley
 HA9 7HQ

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/3992/19

With reference to the application received on 16 September 2019 accompanied by Drawing(s)

Location Plan; Existing and proposed ground floor plans; Existing and proposed front elevations; Existing and proposed rear elevations; Existing and proposed side elevations

For: Single storey front extension incorporating porch, single storey side extension

At: 267 Rayners Lane, Harrow, HA2 9TU

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: Location Plan; Existing and proposed ground floor plans; Existing and proposed front elevations; Existing and proposed rear elevations; Existing and proposed side elevations 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	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be 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 amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>
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1	<p>INFORMATIVE:</p> <p>The following policies are relevant to this decision:</p> <p>The National Planning Policy Framework (2019)</p> <p>The London Plan 2016: 7.3B, 7.4B, 7.6B,</p> <p>Draft London Plan 2019: D1; D3</p> <p>The Harrow Core Strategy 2012: CS1.B</p> <p>Harrow Development Management Policies Local Plan 2013: DM1, DM10</p> <p>Supplementary Planning Document: Residential Design Guide (2010)</p>
2	<p>The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:</p> <p>0800-1800 hours Monday - Friday (not including Bank Holidays)</p> <p>0800-1300 hours Saturday</p>
3	<p>The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:</p> <ol style="list-style-type: none"> 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, <p>and that work falls within the scope of the Act.</p> <p>Procedures under this Act are quite separate from the need for planning permission or building regulations approval.</p> <p>"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:</p> <p>Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB</p> <p>Please quote Product code: 02 BR 00862 when ordering.</p> <p>Also available for download from the Portal website: https://www.gov.uk/party-wall-etc-act-1996-guidance</p>

4	<p>Statement under Article 35(2) of The Town and Country Planning (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 future planning applications.</p>
5	<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 (2012) 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 (2016) 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 any development should be able to include a sustainable drainage scheme based on these principles.</p> <p>The applicant can contact Harrow Drainage Section for further information.</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 outfall 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>

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| 7 | 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, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 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. |
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Date of decision: 04 December 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>