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TOWN & COUNTRY PLANNING ACT 1990  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(AMENDMENT) (ENGLAND) ORDER 2015**

**GRANT PRIOR APPROVAL**

**Ref: P/0194/20/PRIOR**

**Application Type:** Notification of Intention Householder Extension

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With reference to the application received on 15 January 2020 accompanied by Drawing(s)

Notification for Prior Approval for a Proposed Larger Home Extension form; Existing and proposed ground floor; Existing and proposed rear elevations; Existing and proposed side elevations; Location Plan

**Single Storey Rear Extension: 6 metres deep, 3.35 metres maximum height, 2.6 metres high to the eaves**

**13 Holmwood Close, Harrow, HA2 6JX**

- 1. PRIOR APPROVAL IS REQUIRED**
- HARROW COUNCIL, the Local Planning Authority,  
**GRANTS** prior approval subject to the following condition(s):

1	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. REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
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**INFORMATIVE: Please note from 19 August 2019, Householder Single Storey Rear Extensions under Prior Approval now incur a fee of £96. There is no fee exemption i.e. 'free go' under this Prior Approval process, therefore, £96 will be required for any resubmission.**

INFORMATIVE: This approval relates solely to Condition A.4. of Part 1 (Class A) to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. It is NOT a Certificate of Lawfulness under section 192 of the Town and Country Planning Act 1990 and therefore does not constitute confirmation that the development hereby approved is lawful.

INFORMATIVE: The applicant is reminded that, to comply with Condition A.4(11)(b) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended, a development submitted for prior approval must be completed in accordance with the details, plans and specific dimensions submitted, in order to constitute a lawful development. Should the applicant wish to alter the design or dimensions of the proposed extensions on an allowed proposal, a new prior approval notification would be required. The development would also become unlawful if combined with other extensions as a single combined hybrid development, even if those extensions have permission separately.

**Date of decision: 26 February 2020**



**Beverley Kuchar**  
**Head of Development Management and Building Control**

**Decision Notice Notes are available at**  
**[www.Harrow.gov.uk](http://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 WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL 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)**

**DECISION NOTICE**

**P/0194/20/PRIOR**

DN-CDT-GRA  
PLMVM326

**Notification to Harrow Council of Completion of Extension**

**1. What is the reference number Harrow Council supplied you with when you notified them before beginning this development?**

**2. What is the address of the development?**

**3. What was the date of completion of the development?**

**4. What is your name? (i.e. as the developer)**

**5. What is your address? (If different from the development)**

**6. What is your email address? (If you are content to receive communications electronically)**

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**Important Notes for Developers:**

- This form is optional, as the legislation does not require that you submit a form. However, this form has been designed to help ensure that you provide the LPA with the information required by the legislation.
- When you notified the LPA before beginning this development, if you received a written notice that prior approval was not required or a written notice that prior approval was given, then it would be helpful if you could please include a copy of this written notice when you submit this form.