

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Gareth Jones
Origin Housing
St Richard's House
110 Eversholt Street
NW1 1BS
London

GLA ref: GLA/3825/04
Application ref: P/1619/16
Date: 29 August 2019

Dear Mr Jones,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Deller and Palmerston Road site, Wealdstone
GLA reference: GLA/3825
Harrow Council planning application reference: P/1619/16
Applicant: Origin Housing

GRANT OF FULL PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT

The Mayor of London, as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):

Application for planning permission (Local Authority reference P/1619/16)

Redevelopment of the site to provide 186 residential units (Use Class C3); 1,165 sq.m. office floorspace (Use Class B1) and 695 sq.m. flexible commercial and community floorspace (Use Classes A1, B1, D1, D2) in 5 buildings between 1 and 17 storeys in height; basement to provide car parking and cycle parking; one vehicle access from Palmerston Road and one vehicle access from Masons Avenue; refuse storage; entrance gates; public realm landscaping; photovoltaic panels; demolition of existing buildings.

At: 5-11 and 37- 41 Palmerston Road and 27-33 Masons Avenue and, Land Adjacent to 47 Masons Avenue, Harrow, HA3 7RR

Subject to the following conditions and reasons for conditions:

1 Timing

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 and Country Planning Act 1990.

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

M701_000.PL1.2; EXISTING SITE SURVEY; M701_101.PL1.2; EXISTING SITE LOCATION PLAN; M701_102.PL1.2; EXISTING SITE PLAN; M701_121.PL1.2; EXISTING SITE SECTION 01; M701_122.PL1.2; EXISTING SITE SECTION 02; M701_201.PL1.4; M701_202.PL1.4.2; SITE INFO.R3; M701_203.PL1.4.2; PROPOSED BASEMENT PLAN; M701_204.PL1.4.1; PROPOSED SUB BASEMENT PLAN; M701_231.PL1.4; PROPOSED SITE SECTION 01; M701_232.PL1.4.1; PROPOSED SITE SECTION 02.R2; M701_233.PL1.4.1; PROPOSED SITE SECTION 03; M701_234.PL1.4.1; PROPOSED SITE SECTION 04; M701_235.PL1.4; PROPOSED SITE SECTION 05; M701_236.PL1.4; PROPOSED SITE SECTION 06; M701_237.PL1.4.1; PROPOSED SITE SECTION 07; M701_301.PL1.4.2; BLOCK A PROPOSED PLANS - GRD, 1ST + 2ND; M701_302.PL1.4.1; BLOCK A PROPOSED PLANS - 3RD, 4TH + ROOF; M701_321.PL1.4.1; BLOCK A - PROPOSED ELEVATIONS; M701_321.PL1.4.2; BLOCK A PROPOSED SECTION; M701_401.PL1.4.1; BLOCK B PROPOSED GROUND + 1ST FLOOR PLAN; M701_402.PL1.4; BLOCK B PROPOSED 2ND + 3RD FLOOR PLAN;; M701_403.PL1.4; BLOCK B PROPOSED 4TH + 5TH FLOOR PLAN; M701_404.PL1.4; BLOCK B PROPOSED 6TH + 7TH FLOOR PLAN; M701_405.PL1.4; BLOCK B PROPOSED 8TH +9TH FLOOR PLAN; M701_406.PL1.4; BLOCK B PROPOSED 10TH + 11TH FLOOR PLAN; M701_407.PL1.4; BLOCK B PROPOSED 12TH + 13TH FLOOR PLAN; M701_408.PL1.4; BLOCK B PROPOSED 14TH + 15TH FLOOR PLAN; M701_409.PL1.4; BLOCK B PROPOSED 16TH + ROOF FLOOR PLAN; M701_421.PL1.4.1; BLOCK B PROPOSED NORTH ELEVATION.R2; M701_422.PL1.4;; BLOCK B PROPOSED SOUTH ELEVATION.R2; M701_423.PL1.4; BLOCK B PROPOSED EAST ELEVATION.R2; M701_424.PL1.4; BLOCK B PROPOSED WEST ELEVATION.R2; M701_431.PL1.4.1; BLOCK B PROPOSED SECTION; M701_501.PL1.4; BLOCK C PROPOSED GROUND + 1ST FLOOR PLAN; M701_502.PL1.4; BLOCK C PROPOSED 2ND + 3RD FLOOR PLAN; M701_503.PL1.4; BLOCK C PROPOSED 4TH + 5TH FLOOR PLAN; M701_504.PL1.4; BLOCK C PROPOSED 6TH + 7TH FLOOR PLAN;; M701_505.PL1.4; BLOCK C PROPOSED 8TH +9TH FLOOR PLAN; M701_506.PL1.4; BLOCK C PROPOSED 10TH + 11TH FLOOR PLAN; M701_507.PL1.4; BLOCK C PROPOSED 12TH + 13TH FLOOR PLAN; M701_508.PL1.4; BLOCK C PROPOSED 14TH + ROOF FLOOR PLAN; M701_521.PL1.4 ; BLOCK C PROPOSED NORTH ELEVATION; M701_522.PL1.4; BLOCK C PROPOSED SOUTH ELEVATION; M701_523.PL1.4; BLOCK C PROPOSED EAST ELEVATION ; M701_524.PL1.4; BLOCK C PROPOSED WEST ELEVATION; M701_531.PL1.4; BLOCK C PROPOSED SECTION 01; M701_601.PL1.4.1; BLOCK D PROPOSED GROUND FLOOR; M701_602.PL1.4.1; BLOCK D PROPOSED FIRST FLOOR PLAN; M701_603.PL1.4.1; BLOCK D PROPOSED SECOND FLOOR PLAN; M701_604.PL1.4.1; BLOCK D PROPOSED ROOF PLAN; M701_621.PL1.4.1; BLOCK D PROPOSED EAST AND WEST ELEVATIONS;

M701_622.PL1.4.1; BLOCK D PROPOSED EAST AND WEST ELEVATIONS (UNIT 5); M701_623.PL1.4.1; BLOCK D PROPOSED NORTH ELEVATIONS; M701_624.PL1.4.1; BLOCK D PROPOSED SOUTH ELEVATIONS; M701_631.PL1.4.1; BLOCK D PROPOSED SECTION 01 & 03; M701_632.PL1.4.1 BLOCK D PROPOSED SECTION 02 & 04; M701_701.PL1.4.1; BLOCK E PROPOSED PLANS ; M701_721.PL1.4.1; BLOCK E PROPOSED ELEVATIONS; M701_731.PL1.4.1; BLOCK E PROPOSED SECTION; M701_901.PL1.4.2; PROPOSED DELIVERY TRUCK & MOVEMENT STRATEGY; M701_902.PL1.4.2; PROPOSED REFUSE COLLECTION STRATEGY; M701_903.PL1.4.2; PROPOSED LARGE GOODS DELIVERY STRATEGY; SK18.PL1.4.1; HIGHWAYS MASON AVE LAY-BY TRACKER; SK23.PL1.4.2; MASONS AVE EMERGENCY VEHICLE TRACKER; DESIGN & ACCESS STATEMENT (REV. PL1.4.2, OCTOBER 2016); PLANNING STATEMENT (REVISION OCTOBER 2016); ECONOMIC STATEMENT (DATED OCTOBER 2016); REVISED TRANSPORT ASSESSMENT (DATED AUGUST 2016); REVISED TRAVEL PLAN (DATED AUGUST 2016) DELIVERY & SERVICING PLAN (AUGUST 2016); ADDENDUM TO TRANSPORT REPORTS (DATED 14TH OCTOBER 2016); DAYLIGHT & SUNLIGHT REPORT (REF.MC/SB/ROL7316 – DATED MARCH 2016); DAYLIGHT WITHIN THE PROPOSED DWELLINGS & SUNLIGHT TO PROPOSED AMENITY SPACES REPORT (REF. MC/KW/ROL7316 – DATED 30 MARCH 2016); FLOOD RISK ASSESSMENT (DATED MARCH 2016); FLOOD RISK ASSESSMENT ADDENDUM (DATED MAY 2016); SUPPLEMENTARY FLOOD RISK LETTERS DATED 27/07/2016, 22/09/2016 AND 29/09/2016; AIR QUALITY ASSESSMENT (REF. 1993M-SEC-00001-02, DATED MARCH 2016); VISUAL IMPACT ASSESSMENT DATED AUGUST 2016); VERIFIED VIEWS METHODOLOGY REPORT (DATED MARCH 2016-03-24); EXTERNAL BUILDING FABRIC ASSESSMENT (ACOUSTIC) (REF. 7063/EBF, DATED 10 DECEMBER 2015); SUPPLEMENTARY ACOUSTIC LETTER FROM ANDREW HEATH, DATED 23/09/2016; ENERGY STATEMENT (REF. 15-099 VS 01, DATED MARCH 2016); ENERGY STATEMENT – ADDENDUM (REF. 15-099 VS 01 – ADD 01, DATED OCTOBER 2016); PEDESTRIAN WIND CLIMATE REPORT (REF. EN-CAPE 15.239 C – V1); SUPPLEMENTARY WIND LETTER (DATED 23/09/2016); CONTAMINATION ASSESSMENT REPORT (REF. CONT/6088A - DATED JUNE 2016); GEOTECHNICAL INTERPRETATIVE REPORT (REF. GEO/6088 - DATED 11TH MARCH 2016); PHASE 1 DESK TOP STUDY (REF. DTS/6066B – DATED JULY 2016); FACTUAL REPORT (REF. FACT 6088 – DATED 30TH P NOVEMBER 2015); LETTER FROM MUIR ASSOCIATES LTD. (FOUL SEWAGE REF. PB/D1786- HC-001, DATED 18TH P APRIL 2015); CONSERVATION STATEMENT (DATED JULY 2016); SECURE BY DESIGN REPORT (DATED AUGUST 2016).

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

3 Dust and noise management plan

No development shall take place, including any works of demolition, until a dust and noise management plan has first been submitted to and approved by the Local Planning Authority in writing. The plan shall detail measures for the control and reduction of dust and noise emissions associated with demolition, earthworks, construction and track out, and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce dust emissions during demolition and construction and to safeguard the

amenity of neighbouring occupiers, in accordance with Policy 7.14 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013). To ensure that measures are agreed and in place to manage and reduce dust and noise during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

4 Demolition and construction logistics plan

No development shall take place, including any works of demolition, until a demolition and construction logistics plan has first been submitted to and approved by the Local Planning Authority in writing. As a minimum, the plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

5 Construction and site waste management plan

No development shall take place, including any works of demolition, until a construction and site waste management plan, setting out arrangements for the handling of excavation, demolition and construction waste arising from the development, and to make provision for the recovery and re-use of salvaged materials wherever possible, has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved plan.

REASON: To ensure that waste management on the site is addressed from construction stage and to promote waste as a resource, in accordance with Policy CS1 X of the Core Strategy (2012). To ensure that measures are agreed and in place to manage and re-use waste arising during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

6 **Construction management strategy**

No development shall take place, including any works of demolition, until a construction management strategy, to include details of cranes and other tall construction equipment (including obstacle lighting) has first been submitted to and approved by the Local Planning Authority in writing. The construction of the development shall be carried out in accordance with the strategy so agreed.

REASON: To ensure that construction work and construction equipment associated with the development does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter and receiver systems, in accordance with Policy 7.7 of the London Plan (2016). To ensure that measures are agreed and in place to avoid any obstruction to air traffic and to safeguard the integrity of air traffic operational systems during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

7 **Drainage**

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, has first been submitted to and approved by the Local Planning Authority in writing. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall not be occupied until the works have been completed in accordance with the approved details. The works shall be retained in accordance with the approved details thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited, in accordance with Policies 5.13 and 5.15 of the London Plan (2016) and Policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013). To ensure that measures are agreed and built-in to the development to manage and reduce surface water run-off, this condition is a PRE-COMMENCEMENT condition.

8 **Drainage strategy**

No development shall take place, other than works of demolition, until a foul water drainage strategy, detailing any on and / or off site works that may be needed to dispose of foul water from the development and to safeguard the development from foul water flooding, has first been submitted to and

approved by the Local Planning Authority in writing. The development shall not be occupied until the works have been completed in accordance with the approved details. The works shall be retained in accordance with the approved details thereafter.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, in accordance with Policy 5.14 of the London Plan (2016) and Harrow Core Strategy Policy CS1, and to ensure that the development would be resistant and resilient to foul water flooding in accordance with Policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013). To ensure that measures are agreed and put in place to dispose of foul water arising from the development, this condition is a PRE-COMMENCEMENT condition.

9 **Drainage maintenance**

No development shall take place, other than works of demolition, until a drainage management and sustainable drainage system maintenance plan has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out and thereafter be managed and maintained in accordance with the plan so agreed.

REASON: To ensure that the development achieves an appropriate surface water run-off rate in this critical drainage area and to ensure that opportunities drainage measures that contribute to biodiversity and the efficient use of mains water are exploited, in accordance with Policies 5.13 and 5.15 of the London Plan (2016) and Policy AAP 9 of the Harrow and Wealdstone Area Action Plan Local Plan (2013). To ensure that such measures that are required to secure the future management and maintenance of the surface water drainage systems are agreed and built-in to the development, this condition is a PRE-COMMENCEMENT condition.

10 **Site levels**

No development shall take place other than demolition works until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the details so agreed.

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 future highway improvement in accordance with Policies AAP 1, AAP 4, AAP 9, and AAP19 of the Harrow and Wealdstone Area Action Plan (2013) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

11 Culvert structural condition survey

The development hereby approved shall not be occupied until a Culvert Structural Condition Survey of the Wealdstone Brook (Main River) which runs in culvert through the site has first been submitted to and approved by the Local Planning Authority in writing. The report shall demonstrate that the construction of the development has not had a detrimental impact on the condition and structural integrity of the culverted Wealdstone Brook. Should the survey show that the construction has had a detrimental impact on the structural integrity of the culvert. A remedial strategy to bring the culvert back to appropriate condition must be submitted to and agreed by the Local Planning Authority. The remedial works shall be carried out in compliance with the approved report and completed prior to occupation of the development.

REASON: To ensure that the culvert is in a safe condition for the life time of the development and to prevent an increase in flood risk on site and elsewhere, in accordance with policy DM11 of the Harrow Development Management Policies Local Plan (2013) and Policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013).

12 Piling method statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for works) has first been submitted to and approved by the Local Planning Authority in writing. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: To ensure that the culvert is in a safe condition for the life time of the development and to prevent an increase in flood risk on site and to third parties, in accordance with policy DM 11 of the Harrow Development Management Policies Local Plan (2013) and Policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013).

13 Landscape strategy

Notwithstanding the details that have been submitted, the development hereby approved shall not commence until a revised landscaping strategy, which effectively contributes to the accessibility and permeability of the site has first been submitted to and approved by the Local Planning Authority in writing. The revised landscape strategy shall include a revised landscaping layout, details of planting, hard surfacing materials, site levels, external lighting, a space-sharing strategy, external cycle parking, public seating and details of all gradients, ramps and steps within publicly accessible areas of the development. 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 details of planters and samples showing the texture and colour of the materials to be used and information about their sourcing/manufacturer. The lighting details shall include detailed drawings of the proposed lighting columns and fittings, information about the levels of luminance and any measures for mitigating the effects of light pollution. The landscaping scheme shall also include details of defensible space in front of ground floor units, proposed finished site levels, boundary treatment and gates (including gates to the basement), vehicle and pedestrian access and circulation areas, minor artefacts and structures (such as play equipment, furniture, refuse storage, signs and lighting). The development shall be carried out in accordance with the approved scheme and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm within the Heart of Harrow, in accordance with Policy 7.7 of the London Plan (2016), Policy DM1 of the Development Management Policies Local Plan 2013 and Policies AAP4 and AAP7 of the Harrow and Wealdstone Area Action Plan 2013. This condition is a PRE-COMMENCEMENT condition.

14 Cycle parking

The development hereby approved shall not progress beyond basement level until details (including allocation) of the cycle parking spaces on the site and their phased delivery alongside the development has first been submitted to and approved by the Local Planning Authority in writing. The cycle parking shall be implemented on site for the sole use of the development in accordance with the phasing details so approved and shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2016 and policy AAP19 of the Harrow and Wealdstone Area Action Plan 2013. To ensure that cycle parking facilities would be available for all users of the site on immediate occupation of any of the buildings.

15 Lighting strategy

The development hereby approved shall not progress beyond basement level until details of the lighting of all public realm and other external areas (including buildings) within the site has first been submitted to and approved by the Local Planning Authority in writing. The details shall include details of the intensity of light emissions (including the surface area to be illuminated), detailed drawings of the proposed lighting columns and fittings and any measures for mitigating the effects of light pollution, and a programme of

delivery. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality in accordance with Policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013) and to ensure that the development does not unduly impact on adjacent highways in accordance with policies DM1 and DM19 of the Harrow and Wealdstone Area Action Plan 2013.

16 **Green roofs**

The development hereby approved shall not progress beyond podium slab level until details of the provision of green roofs within the development has first been submitted to and approved by the Local Planning Authority in writing. The green roofs shall be designed to contribute to the creation of appropriate habitats targeted in Table 7.3 of the London Plan 2016 and/or the Harrow Biodiversity Action Plan 2015-2020. As a minimum the details to be submitted shall comprise:

- a) identification of the roof areas to be used for the provision of green roofs;
- b) details of the planting to be used;
- c) details of the maintenance including irrigation; And
- d) details of the programme of delivery.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the Heart of Harrow, in accordance with Policy DM21 of the Development Management Policies Local Plan 2013 and Policy AAP12 of the Harrow and Wealdstone Area Action Plan 2013.

17 **Rooftop gardens**

Notwithstanding the details shown on the approved plans, the development hereby approved shall not progress beyond podium slab level until revised details for the approved roof terraces has first been submitted to and approved by the Local Planning Authority in writing. As a minimum, the revised details shall include:

- (i) A revised layout for each of the roof terraces which contributes to privacy for neighbouring occupiers and comfort for users of the roof terraces;
- (ii) Hard and soft landscaping details;
- (iii) Details of measures to address noise levels and wind microclimate;
- (iv) Details of how inclusive access to and within communal rooftop gardens is achieved;
- (v) Details of proposed safety railings;
- (vi) Details of programme of delivery.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves safe, comfortable and attractive amenity spaces, in accordance with policies DM1 and DM2 of the Councils Development Management Policies Local Plan 2013 and policy AAP4 of the Harrow and Wealdstone Area Action Plan 2013.

18 Biodiversity enhancement

The development hereby approved shall not progress beyond podium slab level until proposals for biodiversity enhancement across the site, including a programme for its delivery, has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the Heart of Harrow, in accordance with Policy DM21 of the Development Management Policies Local Plan 2013 and Policy AAP12 of the Harrow and Wealdstone Area Action Plan Local Plan 2013.

19 Playspace

The residential premises hereby approved shall not be first occupied until a play strategy for the site has first been submitted to and approved by the Local Planning Authority in writing. Such details shall comprise: 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. The residential premises hereby approved shall not be first occupied until the play facilities have been provided in accordance with the approved play strategy. The play facilities shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with Policy 3.6 of the London Plan (2016), Policy AAP11 of the Harrow and Wealdstone Area Action 2013 and policy DM28 of the Development Management Policies Local Plan 2013.

20 Landscape management and maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the soft landscaping within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years for all landscape areas, and details of irrigation arrangements and planters, has first been submitted to and

approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow, in accordance with Policy DM1 of the Development Management Policies Local Plan 2013 and policies, AAP4, AAP 7 and AAP 12 of the Harrow and Wealdstone Area Action Plan Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Harrow and Wealdstone Area Action Plan 2013.

21 Landscape implementation

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme that has been submitted to and approved by the Local Planning Authority in writing. 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 residential parts of the buildings, 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.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow, in accordance with Policy DM1 of the Development Management Policies Local Plan 2013 and policies, AAP 4, AAP7 and AAP 12 of the Harrow and Wealdstone Area Action Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Harrow and Wealdstone Area Action Plan Local Plan 2013.

22 Signage

Prior to first occupation of the development, details of pedestrian, cycle and vehicle signage and wayfinding within the development shall be submitted to and approved by the Local Planning Authority in writing. Signage and wayfinding so approved shall be provided prior to first occupation.

REASON: To ensure the public realm within the development provides an inclusive, legible environment for all users in accordance with policy 7.1 of The London Plan 2016 and policy DM 2 of the Harrow Development Management Policies Local Plan (2013).

23 Public realm

The non-residential premises hereby approved shall not be first occupied until a plan for the management, maintenance and use of the public realm has first been submitted to and approved by the Local Planning Authority in writing. The public realm shall be managed and used in accordance with the plan so agreed.

REASON: To ensure that the development is managed and maintained to create a high quality, accessible, safe and attractive public realm throughout the lifetime of the development, and to ensure that there are adequate arrangements in place for appropriate events and functions to take place within the public realm, in accordance with Policy AAP7 of the Harrow and Wealdstone Area Action Plan 2013.

24 Materials

Notwithstanding the details shown on the approved drawings, the development hereby approved shall not progress above podium slab level until as a minimum:

- a) details and samples of the materials to be used in the external surfaces of the buildings (facing materials for the buildings, windows/ doors/ winter gardens/ curtain walling, balconies including privacy screens and balustrades, entrance canopies), hard surfaces, and any means of enclosure;
- b) drawings to a 1:20 metric scale to show typical details of the elevations from all sides and the slab thickness of roof parapets;

has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the details, samples and drawings so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action Plan 2013.

25 Materials sample panel

The development hereby approved shall not progress above podium slab level until 1:1 sample mock-ups of the external cladding system for each block have been erected on site (or at such other location(s) as may be agreed in writing by the local planning authority) and have been agreed in writing by, the local planning authority. The exact extent of the mock-ups shall be agreed with the local planning authority prior to their construction. Mock-ups to include as a minimum stone clad frame and window reveal, balcony fascias, opaque spandrel panels, and the junction between brick and stone cladding to blocks B and C. The development shall be carried out in accordance with the details, samples and drawings so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest

standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action 2013.

26 Appearance of the buildings

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building hereby approved.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP4 and AAP6 of the Harrow and Wealdstone Area Action Plan 2013.

27 Communal facilities for television reception

Prior to the first occupation of the development, 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 by the Local Planning Authority in writing. Such details shall include the specific size and location of all equipment. The approved works shall be completed prior to the first occupation of the relevant phase 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.

REASON : To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces in accordance with Policy 7.4 of the London Plan (2016), Policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013) and DM 49 of the Development Management Policies Local Plan (2013), and to ensure that the development achieves a high standard of amenity for future occupiers the buildings in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

28 Building appearance

Any telecommunications apparatus, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the buildings shall be installed in accordance with details to be submitted to and approved by the Local Planning Authority in writing. As a minimum, the details shall include: proposals for communal provision of television receiving equipment, wherever possible; siting; appearance; any arrangements for minimising the visual impact; and any arrangements for mitigating potential noise and vibration.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials in accordance with Policies

7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action Plan (2013) and policy DM 49 of the Development Management Policies Local Plan (2013), and to ensure that the development achieves a high standard of amenity for future occupiers the buildings in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

29 Strategy for window / door openings

Notwithstanding the details shown on the approved plans, the development hereby approved shall not commence until a cohesive strategy for building entrances (including canopies), bin store doors, security gates, railings, bicycle stores, sub-station doors, basement entrance gates and treatment of the commercial units has first been submitted to and approved by the Local Planning Authority in writing. The strategy shall include detailed drawings and material samples. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of design and provides a high quality, safe and attractive public realm, in accordance with policies DM1 and DM2 of the Development Management Policies Local Plan 2013 and policies AAP4 and AAP7 of the Harrow and Wealdstone Area Action Plan 2013. This condition is a PRE-COMMENCEMENT condition.

30 Appearance of Block E

Notwithstanding the details shown on the approved plans, the development hereby approved shall not commence until revised elevations and associated floorplans for Block E has first been submitted to and approved by the Local Planning Authority in writing. The revised drawings shall show revised openings to the refuse storage area, and details of any perforated brickwork. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of design and provides a high quality, safe and attractive public realm, in accordance with policies DM1 and DM2 of the Councils Development Management Policies Local Plan 2013 and policies AAP4 and AAP7 of the Harrow and Wealdstone Area Action Plan 2013. This condition is a PRE-COMMENCEMENT condition.

31 Window and door reveals

Notwithstanding the details shown on the approved drawings, no development shall take place other than works of demolition until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. In the event that the depth of the reveals is not shown to be sufficient, a modification showing deeper

reveals shall be submitted for approval in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure a high quality finish to the external elevations of the building, in accordance with policies 7.4 and 7.7 of The London Plan 2016, policy DM1 of The Development Management Policies Local Plan 2013 and policies AAP4 and AAP6 of the Harrow and Wealdstone Area Action Plan 2013.

32 **Building maintenance**

The development hereby approved shall not be occupied until a strategy for maintaining the external surfaces of the buildings has first been submitted to and approved by the Local Planning Authority in writing. The strategy shall include, as a minimum, details of the regime for cleaning, repainting and repairing the buildings and the logistical arrangements for implementing that regime. Maintenance of the external surfaces of the buildings shall adhere to the strategy so agreed.

REASON: To ensure that maintenance of the development is carried out to preserve the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action Plan 2013.

33 **Combined heat and power plant**

The development hereby approved shall not commence until a specification of the combined heat and power plant and the necessary infrastructure to supply all blocks on site so that every block on site (including Blocks C and E) is connected to the site-wide network has been submitted to and agreed in writing by the Local Planning Authority. The combined heat and power plant and associated site-wide network shall be installed in accordance with the specification so agreed prior to occupation of the development and thereafter retained in accordance with the specification so agreed.

REASON: To ensure that the development is sustainable and in accordance with Policies 5.2, 5.3 and 5.7 of the London Plan (2016). This condition is a PRE-COMMENCEMENT condition

34 **Combined heat and power plant testing**

The development hereby approved shall not progress beyond damp proof course level until arrangements for testing the emissions from the plant, has first been submitted to and agreed by the Local Planning Authority in writing. The aforementioned arrangements shall include a timetable for testing the plant and for reporting the test results to the local planning authority for the authority's approval in writing. The testing shall be carried out in accordance with the arrangements so agreed. In the event that the local planning

authority does not approve the test results, such remedial action as shall be specified in writing by the local planning authority shall be carried out no later than a date as shall be specified in writing by the local planning authority.

REASON: To ensure that the emissions from the combined heat and power system comply with the standards published at Appendix 7 of the Mayor of London's Sustainable Design & Construction supplementary planning document (2014) (or such appropriate standards as may supersede them) and that the development is consistent with the provisions of Policy 7.14 of the London Plan (2016).

35 Combined heat and power plant testing specification

The development hereby approved shall not progress above damp proof course level until a specification and drawings of the external part of the flue of the combined heat and power system has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter. The works so approved shall be carried out prior to first occupation of the development and thereafter retained.

REASON: To ensure that the external part of the flue of the combined heat and power system complies with the standards published at Appendix 7 of the Mayor of London's Sustainable Design & Construction supplementary planning document (2014) (or such appropriate standards as may supersede them) in accordance with the provisions of Policy 7.14 of the London Plan (2016), and to ensure that flue would not be detrimental to the design and appearance of the development or detrimental to the amenity of future occupiers of the development in accordance with the provisions of Policy DM 1 of the Development Management Policies Local Plan 2013.

36 Overheating

The development hereby approved shall not progress beyond podium slab level until an assessment to identify the dwellings and communal areas within the proposed development that would be at risk of internal overheating has first been submitted to and approved by the Local Planning Authority in writing. The assessment shall include mitigation measures to prevent overheating of the dwellings and communal areas so identified. The development shall be carried out in accordance with the mitigation proposals so agreed and shall be retained as such thereafter.

REASON: To ensure a high standard of residential quality for future occupiers of the development, in accordance with policy AAP 4 of the Harrow and Wealdstone Area Action Plan and policy DM 1 of Development Management Policies Local Plan 2013, and to ensure that the development is sustainable in accordance with Policies 5.3 and 5.9 of the London Plan (2016).

37 Wheelchair dwellings

A minimum of 10% of the units shall be built in accordance with Building Regulation standard M4 (3) 'Wheelchair User Dwellings'. All other residential units in this development, as detailed in the submitted and approved drawings, shall be built to Building Regulation Standard M4 (2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards.

REASON : To ensure provision of 'Wheelchair and Accessible and adaptable' housing in accordance with policies 3.8 and 7.2 of The London Plan (2016), Policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013) and the Council's adopted Supplementary Planning Document: Accessible Homes (2010).

38 Storage

The residential premises hereby approved shall each be provided with a storage space in accordance with standard 4.7.1 of the Mayor of London's Housing SPG (2016).

REASON: To ensure that the development achieves a high standard of residential quality for future occupiers of the development in accordance with Policy 3.5 of the London Plan (2016), Policy AAP 4 of the Harrow and Wealdstone Area Action Plan 2013 and policy DM 1 of the Development Management Policies Local Plan 2013.

39 Refuse storage

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.

REASON: To safeguard the appearance and character of the surrounding area, in accordance with policy 7.4 of The London Plan 2016 and ensure a high standard of residential quality in accordance with Policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

40 Contamination

No demolition shall take place until a scheme ('the first scheme') for identifying, managing and disposing of any potential contamination hazards found during demolition of the existing buildings and structures on the site has first been submitted to, and agreed in writing by, the local planning authority. No development other than demolition shall take place until a scheme ('the second scheme') for the management of contamination risk at the site has first been submitted to, and agreed in writing by, the local planning authority. The second scheme shall include the following:

- a) details of a site investigation to provide information for a detailed

assessment of the risks to all receptors that may be affected, including those off site;

b) the results of the site investigation and an options appraisal and remediation strategy giving full details of remediation measures and how they are to be undertaken; and

c) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant leakages, maintenance and arrangements for contingency action. The demolition shall be carried out in accordance with the first scheme so agreed. The development other than demolition shall be carried out in accordance with the second scheme so agreed.

REASON: To ensure that the development does not activate or spread potential contamination at the site and that the land is appropriately remediated for the approved uses, in accordance with Policy 5.21 of the London Plan (2016) and Policy DM 15 of the Harrow and Wealdstone Area Action Plan 2013. To ensure that measures are agreed and in place to identify and manage potential sources of contamination during the demolition and construction phases of the development, this condition is a **PRE-COMMENCEMENT** condition.

41 Glare

The development hereby approved shall not progress above podium slab level until a report evaluating the risk of glare from the development and proposing any necessary mitigation has first been submitted to and approved by the Local Planning Authority in writing. The development shall not be occupied until such mitigation work has been completed in accordance with approved details. Necessary mitigation shall be retained as such thereafter.

REASON: To ensure that the tall buildings on the site do not adversely affect their surroundings in terms of glare, in accordance with Policy 7.7 of the London Plan (2016).

42 Air Quality

No development shall take place, including any works of demolition, until details has first been submitted to and approved by the Local Planning Authority in writing for all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

REASON: To ensure that the development would not result in a deterioration of air quality in accordance with policy 7.14 of The London Plan 2016, policy DM1 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013). To ensure that suitable vehicles would be used during the construction process, this is a PRE-COMMENCEMENT CONDITION.

43 **Air pollution mitigation measures**

The development hereby permitted shall not progress above podium slab level until details of air pollution mitigation measures for accommodation at ground, first and second floor levels of blocks A, B and C has first been submitted to and approved by the Local Planning Authority in writing. The mitigation measures shall be in accordance with the recommendations of the *"Air Quality Assessment for Palmerston Road Deller Corner, Wealdstone dated March 2016 ref: 1993m-SEC-00001-02"*. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the amenity of future occupiers of the development is protected in accordance with policy 7.14 of The London Plan 2016, policy DM1 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

44 **Play space air pollution mitigation measures**

The development hereby permitted shall not commence until a nitrogen dioxide measurement study, to establish the risk of the nitrogen dioxide hourly mean limit value being exceeded in the playground, as described in the report *"Air Quality Assessment for Palmerston Road Deller Corner, Wealdstone dated March 2016 ref: 1993m-SEC-00001-02"* has first been submitted to and approved by the Local Planning Authority in writing. In the event that the study demonstrates that the nitrogen dioxide hourly mean limit value is likely to be exceeded, then a management plan to ensure there will be no occupation for more than an hour during pollution events of the playground shall be submitted and agreed in writing by the Local Planning authority. The playground must be occupied in accordance with the management plan so agreed.

REASON: To ensure that the amenity of future occupiers of the development is protected in accordance with policy 7.14 of The London Plan 2016, policy DM1 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013). This is a PRE-COMMENCEMENT CONDITION.

45 **Carpark ventilation**

The development hereby approved shall not progress above podium slab level until there has first been submitted to and approved by the Local Planning Authority in writing, a scheme to ventilate the car park and minimise

the ingress of polluted air, and management thereof. The scheme so agreed shall be implemented before the car park is brought into use and shall be retained as such thereafter.

REASON: To ensure that the amenity of future occupiers of the development is protected in accordance with policy 7.14 of The London Plan 2016, policy DM1 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

46 Noise mitigation

The development hereby approved shall not progress above podium slab level until a report identifying those residential premises within the development that require mitigation of external noise levels and detailing the mitigation required to achieve satisfactory noise levels within those premises (and to their private balcony areas, where relevant) has first been submitted to and approved by the Local Planning Authority in writing. The report shall also detail the arrangements for ventilating the residential premises so identified. Those residential premises within the development that require mitigation shall not be occupied until the mitigation works (including ventilation works) as approved have been completed. Such mitigation and ventilation works shall thereafter be retained.

REASON: To ensure that potential adverse noise impacts to residential premises within the development are mitigated in accordance with Policy 7.15 of the London Plan (2016), and to ensure a high standard of amenity for future occupiers in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

47 Noise levels

The Local Planning Authority, the individual and cumulative rating level of noise emitted from plant and/or machinery at the development hereby approved shall be at least 10dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial areas. Before any plant is used, measurements of the noise from the plant must be taken and a report / impact assessment demonstrating that the plant (as installed) meets the design requirements, shall be submitted to be approved in writing by the Local Planning Authority.

REASON : To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan 2013.

48 Water consumption

The development hereby approved shall not progress beyond podium slab

level until a strategy for the efficient use of mains water within the residential parts of the development, pursuant to a water consumption limit of 110 litres per person per day, has first been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the strategy so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes efficient use of mains water in accordance with Policy 5.13 of the London Plan (2016) and Policy DM 10 of the Development Management Policies Local Plan 2013.

49 **Parking management plan**

The residential premises hereby approved shall not be occupied until a Parking Management Plan has first been submitted to and approved by the Local Planning Authority in writing. As a minimum, the plan shall: identify the electric vehicle charging point spaces that are to be provided within the basement car park as 'active' spaces and those as 'passive' spaces; detail the allocation of a disabled person's parking space within the basement car park to each wheelchair home within the development; detail the allocation of general parking spaces within the development; detail the management of general vehicle access across the site; detail the allocation of cycle parking for residents/staff/visitors of the development; lighting within the basement. The development shall not be occupied until the works have been completed in accordance with the approved details. The works shall be thereafter retained.

REASON: To ensure that the development provides sufficient electric vehicle charging points and adequate, secure and (where appropriate) weather protected cycle parking in accordance with Policies 6.9 and 6.13 of the London Plan 2016 and Policy AAP 19 of the Harrow and Wealdstone Area Action Plan Local Plan 2013, and contributes to the achievement of a lifetime neighbourhood in accordance with Policy 7.1 of the London Plan 2016 and Policy DM 2 of the Development Management Policies Local Plan 2013.

50 **Access ramp to the Basement**

Notwithstanding the details shown on the approved plans, the development hereby approved shall not commence until revised details of the access ramp to the basement has first been submitted to and approved by the Local Planning Authority in writing. The revised details shall include, as a minimum, drawings showing the removal of the cycle lane and the provision of two-way shared access; detailed drawings showing the elevation / gradient / gating of the two-way access ramp; and measures to reduce vehicle speeds and prioritise safety on the access ramp. The development shall not be occupied until the works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To ensure that the safety of users of the access ramp, in accordance with policy 6.9 of the London Plan 2016 and policy AAP19 of the

Harrow and Wealdstone Area Action Plan Local Plan 2013. This condition is a PRE-COMMENCEMENT condition.

51 Delivery and Servicing Plan

No part of the development shall be first occupied until a revised Delivery and Servicing Plan, covering both the residential and non residential elements of the development has first been submitted to and approved by the Local Planning Authority in writing. The revised Delivery and Servicing Plan shall include full details of the onsite Refuse Management Strategy. All deliveries and servicing associated with the development shall be carried out only in accordance with the approved details.

REASON: To ensure that the transport network impact of deliveries associated within the development are managed; the development achieves a high standard of residential quality for future occupiers and provides a high quality, safe and attractive public realm in accordance with Policy 6.3 of the London Plan (2016), Policy AAP 4 of the Harrow and Wealdstone Area Action Plan 2013 and policy DM 1 of the Development Management Policies Local Plan 2013.

52 Access to buildings

The residential premises hereby approved shall not be occupied until: (i) an audio-visual access control system has been installed for each block; or (ii) such alternative security measures have been installed that shall first have been submitted to and approved by the Local Planning Authority in writing.

REASON: To ensure that the development achieves a high standard of residential quality for future occupiers of the development in accordance with Policy 3.5 of the London Plan (2016) and Policy AAP 4 of the Harrow and Wealdstone Area Action Plan 2013 and policy DM 1 of the Development Management Policies Local Plan 2013.

53 Access to Basement

The buildings hereby approved shall not be occupied until an access control system to the basement has been installed details of which shall first have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of residential quality for future occupiers of the development in accordance with Policy 3.5 of the London Plan (2016) and Policy AAP 4 of the Harrow and Wealdstone Area Action Plan Local Plan 2013 and policy DM 1 of the Development Management Policies Local Plan 2013.

54 Telecommunications

The development hereby approved shall not be occupied until proposals for mitigating the impact of the buildings upon broadcast (including satellite) signal reception in the area has first been submitted to and approved by the Local Planning Authority in writing. The development shall not be occupied until the mitigation so approved has been completed in accordance with the approved details. Such mitigation works shall thereafter be retained

REASON: To ensure that the tall buildings on the site do not adversely affect their surroundings in terms of telecommunications interference, in accordance with Policy 7.7 of the London Plan (2016).

55 Use Class D

The non-residential premises within blocks A, B, C and E hereby approved shall not be first occupied and used without the local planning authority's prior agreement, in writing, of the following details:

- a) notification of any proposed use within Class D1 and D2 of the Town and Country Planning (Use Classes) Order 1987, as amended;
- b) any equipment for the projection of amplified sound to customers and other members of the public inside and (where relevant) outside of the building;
- c) any externally situated plant and/or other machinery;
- d) any externally situated temporary or permanent furniture, means of enclosure and other equipment associated with the extension of commercial activity outside of the building.

The occupation and use of the ground floor, including any part thereof, shall be carried out in accordance with the notification and details so agreed until such time as a material change of use occurs that is authorised either by any statutory instrument, local development order or by the local planning authority granting of planning permission.

REASON: To ensure that the operation of the ground floor uses and any associated equipment, plant, machinery and/or outdoor activity is compatible with residential and visual amenity, in accordance with Policy AAP 18 of the Harrow and Wealdstone Area Action Plan Local Plan 2013 and policies DM 1 and DM 41 of the Development Management Policies Local Plan 2013.

56 Communications

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.

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 building and the visual amenity of the area, in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action Plan (2013).

57 Window glass

The window glass of the retail / commercial / community uses hereby approved shall not be painted or otherwise obscured without the prior written permission from the Local Planning Authority.

REASON: To ensure that active shopfronts are maintained in the interests of providing high quality, safe and attractive public realm, in accordance with policy AAP7 of the Harrow and Wealdstone Area Action Plan Local Plan 2013.

58 Pedestrian Gates

The pedestrian gates serving the development shall remain fully open between the hours of 06:30 and 22:30 hours.

REASON: To maximise opportunities to increase pedestrian permeability, in accordance with policy 7.4.B of The London Plan 2016 and ensure a high standard of residential quality in accordance with Policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

59 Non-residential opening hours

The non-residential premises hereby approved shall only be open to the public between: 7:00am and 22:00pm on Mondays to Saturdays and between the hours of 10:00am and 18:00pm on Sundays and Bank Holidays.

REASON: To ensure that the operation of the ground floor uses is compatible with residential amenity, in accordance with Policy AAP 18 of the Harrow and Wealdstone Area Action Plan (2013) and policies DM 1 and DM 41 of the Development Management Policies 2013.

60 Non-residential Delivery Hours

Deliveries to any non-residential uses within the development shall take place only between the hours of 07:30 and 19:00 on Mondays to Fridays and between the hours of 08:30 and 13:00 on Saturdays.

REASON : To ensure that the noise impact of deliveries associated with non-residential uses within the development is minimised and that the development achieves a high standard of amenity for future and the neighbouring occupiers, in accordance with Policy 7.15 of the London Plan (2016) and Policy DM 1 of the Development Management Policies 2013.

61 Crime prevention measures

The development hereby approved shall not progress beyond podium slab level until measures to minimise the risk of crime in a visually acceptable manner and to meet the specific security needs of the development has first been submitted to and approved by the Local Planning Authority in writing. Any such measures should follow the relevant design guides published on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx>. The development shall not be occupied until the measures have been completed in accordance with the approved details. Such measures shall be retained thereafter

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 and 7.13 of the London Plan (2016) and Policy AAP 4 of the Harrow and Wealdstone Area Action Plan 2013, and Section 17 of the Crime & Disorder Act 1998.

62 Privacy

The windows at first, second and third floor levels in the northern flank elevation of Block E shall be of purpose-made obscure glass and shall be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents, in accordance with policy DM1 of the Councils Development Management Policies Local Plan 2013.

63 Wind mitigation

The development hereby permitted shall not progress above podium slab level until details of mitigation measures to address wind microclimate impacts has first been submitted and approved to the Local Planning Authority in writing. The mitigation measures shall be in accordance with the recommendations of the *Pedestrian wind climate report (ref EN-CAPE 15.239 C – V1) and the addendum to this report (letter dated 23rd September)*. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the amenity of future occupiers of the development is protected in accordance with policy 7.7 of The London Plan (2016), policy DM1 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

64 Inclusive access strategy

The development hereby approved shall not progress above podium slab level until an inclusive access strategy for the site has been submitted to, and

agreed in writing by, the local planning authority. The strategy shall as a minimum:

- a) demonstrate inclusive access within each of the proposed non-residential units;
- b) detail the design of all gradients, ramps and steps within publicly accessible areas of the development; and
- c) detail the arrangements for disabled residents' access to, and use of, waste and recycling facilities within the development.

. The development shall not be occupied until the works have been completed in accordance with the approved details. The works shall be retained thereafter

REASON: To ensure that the development contributes to the achievement of a lifetime neighbourhood, in accordance with Policies 3.8 and 7.1 of the London Plan, Core Strategy Policy CS1 and Policy DM 2 of the Development Management Policies Local Plan 2013.

65 Air quality of the proposed combined heat and power (CHP) system

The development hereby approved shall not commence until an assessment of the impact on local air quality of the proposed Combined Heat and Power (CHP) system has been submitted to, and agreed in writing by, the local planning authority. This assessment of impact shall demonstrate:

- 1) That the impacts of the proposed system on new and existing uses will not be significant, and
- 2) That the development will be air quality neutral.

REASON: In order to ensure that the development is in accordance with London Plan Policy 7.14 and to protect local amenity. This condition is a PRE-COMMENCEMENT condition.

66 Details of air quality tests undertaken on the installed CHP

The development hereby approved shall not be occupied until details of tests undertaken on the installed CHP system to demonstrate that it conforms with the details modelled in the air quality assessment have been submitted to, and approved in writing by the local planning authority.

REASON: To demonstrate conformity with the requirements of London plan policy 7.14

67 Combined heat and power (CHP) technical analysis

The development hereby approved shall not commence until a Combined Heat and Power (CHP) Technical Analysis outlining all assumptions and identifying the optimal heating strategy in terms of CHP sizing and operation has been submitted to, and agreed in writing by, the local planning authority. This should be accompanied by a CHP manufacturer's study where similar

assumptions and recommendations are presented. The development shall be carried out in accordance with the details approved.

REASON: In order to ensure that the proposed CHP design is of high quality and good practice. This condition is a PRE-COMMENCEMENT condition.

68 Commercial premises

The commercial premises (within Use Classes A1, B1, D1 and D2) hereby permitted shall only be used for the purposes described in the planning application and for no other purpose whatsoever, without express planning consent from the Local Planning Authority first being obtained.

REASON: In order that the local planning authority may be satisfied about the details of proposal due to the particular character and location of this proposal.

Informatives:

1 Policies

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:

London Plan: 2.13, 2.14, 2.15, 3.1, 3.3, 3.5, 3.6, 3.8, 3.9, 3.11, 3.12, 3.16, 4.7, 4.8, 4.9, 4.12, 5.2, 5.3, 5.4A, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.18, 5.21, 6.3, 6.9, 6.10, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.12, 7.13, 7.14, 7.15, 7.19, 7.21, 8.2.

Harrow Local Plan:

Core Strategy: CS1, CS2;

Area Action Plan: AAP 3, AAP 4, AAP5, AAP 6, AAP 7, AAP 9, AAP 10, AAP 12, AAP 13, AAP 15, AAP 18, AAP 19, AAP 20, AAP Site Allocation 6;

Development Management Policies: DM 1, DM 2, DM 3, DM 6, DM 7, DM 10, DM11, DM 12, DM 14, DM 15, DM 21, DM24, DM 28, DM 41, DM 45, DM 49, DM 50, Schedule 3.

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This decision has been reached in accordance with paragraphs 38-40 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Wheelchair Homes

The applicant is encouraged to liaise with the Council during the construction of the development to ensure, insofar as possible, that the wheelchair homes are

fitted-out to meet the needs of their first occupiers.

4 Thames Water

A groundwater risk management permit from Thames Water will be required for discharging groundwater into a public sewer.

5 Thames Water

Approval should be sought from Thames Water where erection of a building or underpinning work would be over the line of, or within 3m of a public sewer.

6 Flank windows

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

7 Considerate Contractor Code of Practice

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.

8 The Party Wall etc. Act 1996

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:

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,

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 CLG website: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf> Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: communities@twoten.com

9 Resident's parking permits

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.

10 Plans

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

11 Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- 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.
- 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 for a certificate of lawfulness.

12 Crime prevention

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

13 Environmental Permit (Formerly Flood Defence Consent)

The applicant has been made aware that the works will may a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Wealdstone Brook culvert designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Please do not hesitate to contact me if you have any queries.

14 Mayoral Community Infrastructure Levy

As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An 'assumption of liability form' must be completed and before development commences you must submit a 'CIL Commencement Notice

form' to the council. You should note that any claims for relief, including social housing relief where they apply, must be submitted and determined prior to commencement of the development.

Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: -

http://www.harrow.gov.uk/info/856/local_plan/836/community_infrastructure_levy_and_delivery.

15 Harrow Community Infrastructure Levy

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100 sq.m. 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 estimated CIL Liability for this development is: £1,398,577 (this figure is net of anticipated social housing relief).

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London, as the local planning authority, has expeditiously considered the application against all relevant national, regional and local planning policy, the Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report D&P/3825/03.

The Mayor has, therefore, worked in a positive and proactive manner in relation to dealing with this planning application and application in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Signed



Juliemma McLoughlin
Chief Planner

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

The Mayor has noted that Harrow Council will be responsible for the decision on all subsequent approval of details pursuant to conditions set out in this decision notice.

