

Drawing and Planning Ltd
 Mercham House
 25-27 The Burroughs
 Hendon
 NW4 4AR

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/4951/14

With reference to the application received on 18 December 2014 accompanied by Drawing(s)

PRYDR-E002, PRYDR-E003, PRYDR-E004, PRYDR-E005, PRYDR-E701, PRYDR-E702, PRYDR-E703, PRYDR-E704, PRYDR-E705, PRYDR-L000, PRYDR-L001, PRYDR-L701, PRYDR-P001, PRYDR-P002, PRYDR-P003, PRYDR-P004, PRYDR-P700, PRYDR-701, PRYDR-P702, PRYDR-P703, PRYDR-P704, PRYDR-S001, PRYDR-S701, Design and Access Statement.

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

For: SINGLE STOREY SIDE INFILL EXTENSION BETWEEN MAIN DWELLINGHOUSE AND DETACHED GARAGE; EXCAVATION TO CREATE BASEMENT.

At: Mallory , Priory Drive , Stanmore , HA7 3HN

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 and Country Planning Act 1990.
2	The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse. REASON: To safeguard the appearance of the locality in accordance with Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).
3	The development hereby permitted shall be carried out in accordance with the following approved plans and documents: PRYDR-E002, PRYDR-E003,

	<p>PRYDR-E004, PRYDR-E005, PRYDR-E701, PRYDR-E702, PRYDR-E703, PRYDR-E704, PRYDR-E705, PRYDR-L000, PRYDR-L001, PRYDR-L701, PRYDR-P001, PRYDR-P002, PRYDR-P003, PRYDR-P004, PRYDR-P700, PRYDR-701, PRYDR-P702, PRYDR-P703, PRYDR-P704, PRYDR-S001, PRYDR-S701, Design and Access Statement.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>
4	<p>No development shall take place, including any works of excavation, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. measures to control the emission of dust and dirt during construction v. a scheme for recycling/disposing of waste resulting from excavation and construction works <p>REASON: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the host and neighbouring properties, pursuant to Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).</p>

1	<p>INFORMATIVE: the following policies are relevant to this decision:</p> <p>National Planning Policy Framework (2012)</p> <p>The London Plan (2011) 7.4B Local Character 7.6B Architecture 7.16 Green Belt 7.21 Trees and Woodlands</p> <p>Harrow Core Strategy (2012) CS1: Overarching Policy</p> <p>Harrow Development Management Policies Local Plan(2013) DM 1: Achieving a High Standard of Design DM 6: Area of Special Character DM 16: Maintaining the Openness of the Green Belt and Metropolitan Open Land</p> <p>Supplementary Planning Documents Supplementary Planning Document Residential Design Guide (2010)</p>
2	<p>INFORMATIVE:</p>

	<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: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday</p>
3	<p>INFORMATIVE: 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 Portal website: https://www.gov.uk/party-wall-etc-act-1996-guidance</p>
4	<p>Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)" This decision has been taken in accordance with paragraphs 187-189 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>

Date of decision: 12 February 2015



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

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)

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