

Agenda Item 03

Supplementary Information Planning Committee on 14 December, 2016

Case No.

16/0852

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| Location | 15 Littleton Road, Harrow, HA1 3SY |
| Description | Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.) |

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A further comment has been received from Cllr Perrin who set out that the road level is lowest outside the subject site and should any flooding occur within the carriageway (as a result of heavy rainfall), surface water may overspill into the gardens of Nos. 13 & 17.

The Brent Lead Local Flood Authority (LLFA) has commented that there is no clear evidence to suggest such surface water flooding will occur. However, as a precautionary measure, they recommend that a condition is attached requiring the retention of the existing wall between Nos. 15 and 17 and the construction of a new wall between No. 15 and 13 to prevent overspill of excess water into adjoining sites. The LLFA also recommend that this condition requires the provision of a "conveyance system" to divert water at the rear of the property from both sides. A condition securing the approval of details of these works together with the implementation of the approved details is recommended.

Recommendation: Remains approval subject to the conditions set out in the Committee Report and a additional condition as set out above.

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