

Agenda Item 07

Supplementary Information Planning Committee on 24 May, 2017

Case No. 16/5444

Location	2A, Preston Waye and 283, 285 and 287 Preston Road, Harrow, HA3 0QQ
Description	Demolition of the existing buildings and construction of a four storey building with a basement level providing 25 self-contained flats (11 x 1bed, 10 x 2bed and 4 x 3bed) with associated vehicular crossover off Preston Waye, car and cycle parking spaces, bin stores, amenity space and ancillary gym for private use by the residents

Agenda Page Number: 107-132

CIL calculation

Changes have been made to the CIL calculation following plans of the existing dwellinghouses being submitted to the Council.

Sustainability

The applicant's sustainability statement has been reviewed independently.

Some amendments were made to the statement following comments being raised. A new statement was submitted to the Council on 22/05/2017.

The proposed regulated development with the renewable energy incorporated is confirmed to emit 25.49 tonnes of Carbon Dioxide per annum. This achieves a 35.27% reduction on the minimum building regulations as required within the London Plan, although does not achieve the zero carbon goal and as such requires an offset payment. The offset payment shall cover a 30 year period of emissions, with the payment being equivalent to £60 per tonne per annum. This payment will be secured through the Section 106 agreement, and a new head of term is to be added as follows "obligation to pay carbon offset contribution".

SAP calculations have been formulated by sampling 10 dwellings, modelled across the ground, mid and top floor. This is a good sample.

A 14.79% reduction in regulated emissions is achieved at the 'be lean' stage.

It is accepted that a development of this scale cannot viably make use of a Combined Heat and Power source due to management costs.

A roof plan has been provided showing the location of the proposed panels. It is not clear if the panels will be flat mounted or on a-frames. If they are to be on frames evidence should be provided to demonstrate that they will be spaced to prevent shading each other. The following condition is therefore proposed to secure and approve further details of the array:

"Prior to the commencement of the development, full details of the proposed solar PV array, sufficient to meet a 35% carbon dioxide emissions reduction on Part L 2013, shall be submitted to and approved in writing by the Local planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence until full Design Stage calculations under the Standard Assessment Procedure have been submitted to and approved in writing by the Local planning Authority to show that the development will be constructed in accordance with the approved Energy Strategy and achieved a 35% reduction in carbon dioxide emissions.

Prior to first occupation of the development, evidence (e.g. photographs, installation contracts and as-built certificates under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with approved Energy Strategy and achieved a 35% reduction in carbon dioxide emissions.

Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan Policy 5.2."

Document Imaged

The report appropriately discusses the measures incorporated at each stage of the cooling hierarchy. It is agreed that overheating analysis does not need to be provided for a development of this scale.

The report includes details of the proposed water use and confirms that internal water use has been calculated at 104.8L/person/day. This is considered to effectively meet the 105L/person/day requirement. A condition will be attached as follows:

"Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: to reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems in accordance with London Plan Policy 5.15."

The report includes a sustainability statement and includes a suitability checklist which shows an indicative sustainability compliance rating of 49.3%.

Overall, the sustainability of the proposal is considered to be acceptable subject to the two conditions and additional S106 head of term as detailed above

Recommendation: Grant consent, subject to the conditions and S106 heads of terms as specified within the draft decision notice as well as two additional conditions and a new S106 head of term as detailed above

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