

**Supplementary Information**

**Planning Committee on 9 August, 2023** Case No.

22/3260

Location 231 Watford Road, Harrow, HA1 3TU  
 Description Demolition of the existing building and the erection of building of up to five storeys to provide residential dwellings (Use Class C3); car and cycle parking; landscaping, amenity space and play area; and refuse storage and other associated works

**Agenda Page Number: Pages 11-64**

**Additional Objections/Comments Received**

An additional three representations were received following publication of the Committee Report. None of these were from a new objector from a new address. As such, the number of objections remains the same. The objections have raised concerns which have already been raised and discussed within the main committee report, including the loss of the existing building, impact on neighbouring properties due to the development being overbearing and disturbance during construction works, impact on the nearby Sudbury Court Conservation Area, flooding, lack of on site parking and impact on street trees.

The additional points of objection are provided below:

<b>Comment</b>	<b>Officer Response</b>
The site is within an Area of Distinctive Residential Character (ADRC)	The ADRCs were included within Brent's Unitary Development Plan (adopted in 2004). These were removed when the plan was revoked in 2016 and replaced with Brent's Development Management Policies 2016. They have also not been included within the current Local Plan
The application should not be determined until a new EMF report is provided as the current report only describes the existing emissions and will not apply to the proposed building.	The report's measurements are taken from locations relevant to the proposed development. Furthermore, the findings were well within SAGE and ICNIRP guidelines. The findings are therefore considered to be suitable.
Trees within rear garden of Amery Road are not all evergreen	The Tree report notes that the group to the rear within the neighbouring gardens include a mix of Leyland Cypress and Elder. These trees would not be affected by the proposal.

**Recommendation:**

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement.