

Your Ref:  
Our Ref: HPD/ES/23/209  
Date: 14 December 2023

Harrow Council  
Planning and Building Control  
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HA3 3QN



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Dear Sir/Madam,

**RE: PRE-APPLICATION ADVICE REQUEST – 601 - 607 UXBRIDGE ROAD, PINNER, HA5 4SN**

On behalf of our client, Gada Property Investments Limited, we write to request a pre-application meeting and written advice in relation to the redevelopment of the site at 601-607 Uxbridge Road, Pinner, HA5 4SN.

Advice is sought on the demolition of the existing buildings on site and the construction of a four storey apartment building with 24 flats and associated car and cycle parking, landscaping and other associated infrastructure.

Accordingly, please find enclosed the following documents which comprise our formal pre-application request:

- Duly completed Pre-application Enquiry Form;
- Drawing Package prepared by Coleflax Bennett Architecture;
  - Proposed Master Plan (Dwg No. 1038 – SK01 Rev B);
  - Proposed Ground Floor Plan (Dwg No. 1038 – SK02 Rev B);
  - Proposed Upper Floor Plan (Dwg No. 1038 – SK03);
  - Proposed Streetscape Elevation (Dwg No. 1038 – SK04);
  - Proposed Massing Views 1 (Dwg No. 1038 – SK10); and
  - Proposed Massing Views 2 (Dwg No. 1038 – SK10).
- Pre-application Covering Letter prepared by Hybrid Planning & Development (this document).

The pre-application fee for a meeting and written advice for a Category C – Major Development (10 to 24 units) is £6,945.40 (including VAT).

The following sections of this letter set out the context and history of the site, describes the proposal at a high level and provides an initial assessment of the proposal against relevant planning policies.

## **SITE AND SURROUNDINGS**

This pre-application request relates to the site at 601-607 Uxbridge Road, Pinner. The site comprises 2 sets of semi-detached houses located on the A404 (Uxbridge Road) in a suburban area with a mix of detached, semi-detached houses and flatted developments.

Hatch End is located approximately 900m east and Pinner is located approximately 1.25km south of the site, which both offer a selection of shops, restaurants and other local amenities. Hatch End offers London Over Ground Services from Watford to London Euston. Pinner offers London Underground Metropolitan services from Amersham to the City of London. As such the site is afforded a PTAL rating of 2.

The site is located in Flood Zone 2 meaning the site is at a medium risk of flooding. The site is not listed, nor is it within the curtilage of a listed building. There are a number of trees on the site, 2 of which are

protected by Tree Preservation Orders, these trees are located to the front of 601 and 607. However, the proposal seeks to retain these trees.

From a review of the Councils policy designation map, the Proposals Map sets out the following site specific designations:

- Critical Drainage Area;
- RAF Northolt Safeguarding Zones; and
- Tree Preservation Order T14 and T15.

## PLANNING HISTORY

From a review of the London Borough of Harrow’s online planning register, we are aware of the following planning applications in relation to the site:

- LPA Ref: P/2391/04/CFU – Provision of two x 2 storey detached houses with access, integral garages and parking at rear of existing dwellings. Refused 27 October 2004 – 601 Uxbridge Road; and
- LPA Ref: P/383/03/DFU – Single storey rear extension. Approved 09 April 2003 – 607 Uxbridge Road;

We are not aware of any further planning applications in relation to the site.

## DEVELOPMENT PROPOSALS

This pre-application request seeks advice on the demolition of the 2 x semi-detached houses and the erection of a four storey apartment block, car parking, cycle parking, waste storage and associated infrastructure.

By virtue of the proposal, the development would consist of 24 new apartments, the proposed accommodation schedule is outlined in table 1 below:

**Table 1. Accommodation Schedule**

Bedrooms	Occupancy	Number
1	2 persons	5
2	4 persons	17
3	5 persons	2
<b>Total</b>		<b>24</b>

The site would be accessed from the existing access from Uxbridge Road. Access to the carpark would be from the southwest of the site where 24 car parking spaces would be provided. Sixty cycle parking spaces, plant room and bin store would be located on the ground floor and accessed internally by residents and serviced from the front. The plant room would also be located on the ground floor.

Each dwelling can be accessed via the external stair core and lift. They will all benefit from private amenity space in the form of a terrace or balcony. There would also be a large provision of shared amenity space to the rear in line with the Harrow Local Plan.

The development proposals are outlined in more detail in the accompanying drawings prepared by Coleflax Bennett Architects.

## PLANNING POLICY

### National Planning Policy

The National Planning Policy Framework (NPPF) was published on 25 July 2018 and updated on 20 July 2021. It sets out the Government’s planning policies for sustainable development and positive growth. The

Framework prescribes a ‘presumption in favour’ of sustainable development (Paragraph 11) and supports proposals that are in accordance with the policies of an up-to-date development plan.

#### London Plan

The New London Plan was officially adopted on 02 March 2021 and the following policies are considered of particular relevance to the proposals:

- Policy GG2 – Making the best use of land;
- Policy GG4 – Delivering the homes Londoners need;
- Policy GG6 – Increasing efficiency and resilience;
- Policy D2 – Infrastructure requirements for sustainable densities;
- Policy D3 – Optimising site capacity through the design-led approach;
- Policy D6 – Housing quality and standards;
- Policy H1 – Increasing housing supply;
- Policy H2 – Small sites;
- Policy H4 – Delivering affordable housing;
- Policy H6 – Affordable housing tenure;
- Policy H10 – Housing size mix;
- Policy G1 – Green infrastructure;
- Policy T1 – Strategic approach to transport;
- Policy T5 – Cycling;
- Policy T6 – Car parking; and
- Policy T6.1 – Residential parking.

#### Harrow Local Plan

The adopted Local Plan for Harrow Borough Council comprises the following documents:  
Harrow Core Strategy (2012):

- CS1 – Overarching Policy Objectives; and
- CS2 – Harrow & Wealdstone.

Harrow Development Management Policies (2013):

- DM1 – Achieving a High Standard of Development;
- DM7 – Heritage Assets;
- DM8 – Enabling Development;
- DM12 – Sustainable Design and Layout;
- DM24 – Housing Mix;
- DM27 – Amenity Space;
- DM42 – Parking Standards; and
- DM50 – Planning Obligations.

In addition to the above, a series of adopted SPDs provide further guidance on planning policies including the Planning Obligations and Affordable Housing (S106) SPD (2013) and the Garden Land Development SPD (April 2013).

## **PLANNING ASSESSMENT**

### **Principle of Development**

In accordance with Paragraph 119 and 120 and the NPPF (2023), the proposal seeks to maximise the development potential of the site to provide additional high quality homes that will contribute to Harrow’s housing target, in a sustainable location. The delivery of 24 new dwellings in this location will contribute to Harrow’s target of 6,050 net additional homes by 2026, as set out in Policy CS1 of the Harrow Core Strategy (2012).

The site is considered to be previously developed, comprising 2 x 2 sets of semi-detached houses. The proposal represents an entirely deliverable, sustainable and suitable development that will utilise previously developed land to contribute to the local and national housing requirement.

Both Local and National Policy identify the importance small sites contributing to housing delivery. The proposed development would deliver new homes on a brownfield site within a sustainable location where a mix of residential accommodation is already well established, meeting the aspirations of paragraph 69 of the NPPF and Policy H2 of the London Plan. Whilst Policy DM1 of the Local Plan promotes high quality developments on brownfield land.

In light of the above, the proposed development is considered consistent with the NPPF, Policies H2 and GG2 of the London Plan (2021) and Policies CS1 and DM1 of the Local Plan.

### **Scale, Massing and Design**

In line with Policy DM1 of the Local Plan the scale and massing of the existing buildings at the site and surrounding area has been carefully considered. The site currently accommodates 2 storey semi-detached houses with pitched roof. The surrounding area is characterised by a mix of detached and semi detached houses and flatted development, all varying in architectural styles. Nugent's Court a three - four storey flatted development and Tamarind House a more contemporary 4 storey flatted development is located within close proximity of the site.

The proposal seeks to maximise the land at 601-607 Uxbridge Road whilst being considerate to the local surroundings. The design of the development, including the bulk, scale, massing, materiality and architectural design have carefully been considerate to the local form and due regard has been given to the neighbouring properties along Uxbridge Road. For example, the design of the proposed building steps down to the neighbouring properties, the alignment of the windows also match the neighbouring properties and the pitched roof and material pallet are consistent with the surrounding area.

The proposal has been designed with the Garden Land Development SPD (2013) and it is considered that the proposal sits within the footprint of the original dwellings, plus the footprint that would be permitted under GDPO. As such that it would not be considered as Garden Land Development.

The proposal presents an opportunity to provide 24 new residential dwellings with no detrimental impact to the characteristics or appearance of the area, whilst being compliant with the NPPF, the London and Plan and Policy DM1 of the Local Plan.

More information on the design, scale and massing of the proposal is enclosed within the drawing package prepared by Coleflax Bennett Architecture, which has been submitted as part of this pre-application advice request.

### **Quality of Accommodation**

In accordance with the NPPF, the proposed development would create a place which is safe, inclusive and accessible, providing 24 residential dwellings with a mix of 1, 2 and 3 bedroom flats over the ground, first, second and third floor of the new building, compliant with Policy DM 24 of the Local Plan.

Policy DM12 of the Local Plan seeks that proposals take reasonable steps to secure a sustainable design whilst Policy DM27 requires proposals to provide appropriate amenity space informed by the London Housing Design Guide. The layout and orientation of the proposed units have been designed to ensure that the internal accommodation will maximise the usability and quality of the space provided, whilst securing appropriate levels of outlook and allowing adequate daylight and sunlight into the accommodation.

The flats will comprise open plan living and dining space, bathroom/shower room and integrated storage space. Accordingly, the proposed units will meet or exceed the minimum space standards as set out in the London Design Guide in line with Policy DM27.

In light of the above, the proposal will provide high quality accommodation, in line with the provisions of the NPPF, the London Plan and Policies DM12, DM24 and DM27 of the Local Plan.

### **Transport, Access and Servicing**

The proposed development site benefits from 4 existing access points from Uxbridge Road. However, the proposal will only utilise 2 access points, one in the centre of the site for pedestrians and the second access point on the western boundary for vehicle access where there would be 24 car parking spaces in line with Policy T6 of the London Plan.

Space for sixty cycle parking spaces would be provided on the ground floor in a secure location in line with the guidance set out in London Plan Policy T5. Residential waste would be stored in a dedicated and secure location adjacent to the cycle parking. Servicing of the property will be from the front as existing.

As such, it is considered that the proposed development is acceptable in transport, access and servicing in line Policies T5 and T6 of the London Plan.

### **Trees**

There are a number of trees located on the site and on the site boundary, with two trees being protected under TPOs, T14 and T15. Policy DM22 of the Local Plan states that the removal of trees subject to TPOs or which are considered to be of significant value will be resisted.

The proposal has considered all trees on the site and will not require the removal of any trees with a designated TPO any mature trees along the rear boundary. As such, we considered wholly compliant with Policy DM22 of the Local Plan.

### **NEXT STEPS**

Gada Properties Investment Ltd., are seeking to submit a planning application following the receipt of formal written pre-application advice from the Council.

Accordingly, we would welcome written advice on the merits of the proposal from Officers, as soon as is reasonably practicable. In addition, we would be grateful for Officers formal feedback on the following matters:

- Principle of Development;
- Scale, Massing and Design;
- Residential Amenity;
- Materials;
- Transport, Access and Servicing;
- Community Engagement and Statutory Consultees; and
- Validation Requirements.

### **SUMMARY**

We trust that the above information is sufficient to assist Harrow's Council Officers in drawing conclusions on the scheme presented within this letter, and in the enclosed documentation.

Notwithstanding, please do not hesitate to contact me should you have any questions or queries or require any further information, in the interim.

Yours faithfully,

*Elliot L Smith*

**Elliot Smith**  
PLANNER