

Olive Slattery

Principal Planning Officer
Harrow Council
Planning Department
PO Box 37
Civic Centre
Station Road
London HA1 2UY

Our ref: D&P/3825/04/GC

Your ref: P/1619/16

Date: 9 January 2017

Dear Mrs Slattery

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Direction under Section 2A of the 1990 Act
5-11 and 37-41 Palmerston Road and 27-31 Mason's Avenue and land adjacent to 47 Mason's Avenue, London HA3 7RR
Local Planning Authority reference: P/1619/16**

I refer to your letter of 3 January 2017 informing me that Harrow Council is minded to refuse planning permission for the above planning application. I refer you also to the notice that was issued on 6 January 2017 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference D&P/3825/02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- (i) the proposed development would have a significant impact on the implementation of the London Plan - as set out within the above-mentioned report; and
- (ii) there are sound planning reasons for my intervention - as set out within the above-mentioned report.

In my view the proposed development has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11. The proposed intensification of employment density at this site would also support the regeneration of Wealdstone in line with London Plan Policy 2.13.

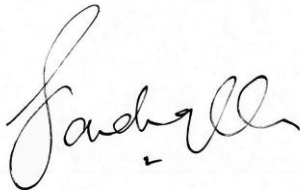
In making this decision I have had regard to Harrow Council's current and past performance against relevant development plan targets. As set out within the above-mentioned report I recognise that Harrow Council has generally taken a very positive approach to approving new homes and

affordable homes in the borough during the last three years, and that the Council has comfortably exceeded the annualised development plan targets for both housing and affordable housing during this period. Notwithstanding this, I note that the proportion of affordable housing secured relative to overall housing consented during this period is significantly below the Harrow Core Strategy 40% target.

Whilst I acknowledge that the award of Housing Zone status and funding will have a positive impact on housing and affordable housing delivery in the borough, having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.

I would be grateful if you could provide me, as soon as reasonably practicable, any information relevant to the application that has not already been provided. In due course I will notify you of the date of the Representation Hearing, and I will consult you on any draft planning obligation and planning conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sadiq Khan', is centered on the page. The signature is fluid and cursive, with a small mark below the 'n'.

Sadiq Khan
Mayor of London

cc Navin Shah, London Assembly Constituency Member
Tony Devenish, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL
Joe Haines, Savills, 33 Margaret Street, London W1G 0JD

Deller and Palmerston Road site, Wealdstone

in the London Borough of Harrow

planning application no. P/1619/16

Strategic planning application stage II referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal (revised)

Residential-led mixed use redevelopment to provide 186 residential units, 1,165 sq.m. of office floorspace and 695 sq.m. of flexible commercial/community floorspace, within five buildings of between 1 and 17-storeys.

The applicant

The applicant is **Origin Housing**, and the architect is **MOSS Architecture**.

Key dates

Stage 1 representations issued: 5 June 2016

Harrow Council planning committee decision: 16 November 2016

Strategic issues summary

Harrow Council has resolved to refuse permission for this application. The Mayor must consider whether the application warrants a direction to take over determination of the application under Article 7 of the Mayor of London Order 2008 or whether he wishes the draft decision to proceed unchanged.

Having regard to the details of the application, the matters set out in the committee report and the Council's draft decision notice the development **has a significant impact on the implementation of the London Plan policy on housing and affordable housing supply** (paragraphs 11 to 20), and there are **sound planning reasons for the Mayor to intervene** (paragraphs 21 to 24) in this case and issue a direction under Article 7 of the Order 2008.

Opportunity Area: High density residential-led mixed use redevelopment would capitalise on the opportunity presented by this highly accessible yet underutilised site (paragraph 17).

Housing: The proposed housing offer (41% affordable) is supported in strategic planning terms and is equivalent to 31% of the London Plan annual monitoring housing target for Harrow; 31% of Harrow's annualised affordable housing target; and 7% of the London Plan housing target for the Harrow and Wealdstone Opportunity Area as a whole (paragraph 18).

The Council's decision

In this instance Harrow Council has resolved to refuse permission.

Recommendation

That Harrow Council be advised that the Mayor will act as the local planning authority for the purposes of determining this application.

Context

1 On 4 May 2016 the Mayor of London received documents from Harrow Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. This was referred to the Mayor under the following categories of the Schedule to the Order 2008:

- 1A 1. “Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats”; and,
- 1C 1.(c) “Development which comprises or includes the erection of a building of... more than 30 metres high and is outside the City of London”.

2 On 5 June 2016 the Mayor considered planning report D&P/3825/01, and subsequently advised Harrow Council that whilst the scheme is broadly supported in strategic planning terms, the application did not fully comply with the London Plan for the reasons set out in paragraph 62 of the above-mentioned report. Moreover, the Mayor encouraged further discussion between the applicant, Harrow Council and the GLA with a view to achieving a 50% provision of affordable housing within the scheme.

3 A copy of the above-mentioned report is attached. The essentials of the case with regard to the proposal, the site, case history, strategic planning issues and relevant policies and guidance are as set out therein, unless otherwise stated in this report.

4 On 16 November 2016 Harrow Council, against officer’s recommendation to grant, resolved to refuse planning permission for the application and on 3 January 2017 it advised the Mayor of this decision. Under the provisions of Article 5 of the Town & Country Planning (Mayor of London) Order 2008 the Mayor may allow the draft decision to proceed unchanged, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application. The Mayor has until 16 January 2017 to notify the Council of his decision and to issue any direction.

5 The Council’s draft decision notice cites the following reasons for refusal:

- i. *“The proposal would be an overdevelopment, with excessive and overbearing height, bulk, mass, scale and intensity, to the detriment of local character and amenity, contrary to policies DM1 of the Local Plan, AA1, AAP3, AAP4, and AAP6 of the Harrow and Wealdstone Area Action Plan, CS1 and CS2 of the Core Strategy, and 7.4, 7.6 and 7.7 of the London Plan.”*
- ii. *“The proposal fails to provide sufficient design quality or community benefit to justify the proposed tall buildings on this site, whilst failing to mitigate overshadowing and other amenity impacts, contrary to policies AAP6 of the Harrow and Wealdstone Area Action Plan and 7.7 of the London Plan.”*
- iii. *“The proposal is not in conformity with the designated use, scale, height and intensity of this site, contrary to policy AAP5 in the Harrow and Wealdstone Area Action Plan.”*
- iv. *“The proposal would harm the settings of local strategic views, contrary to policy DM3 of the Local Plan.”*
- v. *“The proposal fails to provide sufficient parking or to mitigate local traffic impacts, contrary to policies DM1 and DM42 of the Local Plan, CS1 of the Core Strategy and 6.12 of the London Plan.”*

- vi. *“The proposal would provide unacceptable overshadowing to the local area, to the detriment of local amenity, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.6 and 7.8 of the London Plan.”*

6 The Mayor’s decision on this case, and the reasons, will be made available on the GLA’s website www.london.gov.uk.

Article 7: Direction that the Mayor is to be the local planning authority

7 The initial policy test regarding the Mayor’s power to take over and determine applications referred under categories 1 and 2 of the schedule to the Order 2008 is a decision about who should have jurisdiction over the application, rather than whether planning permission should ultimately be granted or refused.

8 The policy test consists of the following three parts, all of which must be met in order for the Mayor to take over the application:

- a) significant impact on the implementation of the London Plan;
- b) significant effects on more than one London borough; and
- c) sound planning reasons for issuing a direction.

9 Parts (a) and (b) of the test identify the impact an application would have on the Mayor’s policies and the geographical extent of the impact, whilst part (c) deals with the reasons for the Mayor’s intervention, having regard to the Council’s draft decision on the application. These tests are intended to ensure that the Mayor can only intervene in the most important cases.

10 This report considers the extent to which the policy tests under Article 7(1) (a) and (c) apply in this case, and, having taken account of the matters set out in Article 7(3), whether the Mayor should direct that he is to be the local planning authority. The proposed development falls within Category 1A of the Schedule to the Order 2008 (it includes more than 150 new homes) and therefore paragraph 7(1)(b) does not apply (refer to paragraph 7(4) of the Order).

Policy test 7(1)(a): Significant impact on the implementation of the London Plan

London Plan policy context – housing and affordable housing

11 The London Plan recognises the pressing need for more homes in London, and Policy 3.3 seeks to increase housing supply in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Policy 3.3 seeks to achieve this through provision consistent with at least an annual average of 42,000 net additional homes across London. Moreover, London Plan Policy 3.11 seeks provision of at least 17,000 net affordable homes per year in London. These targets were 32,210 net additional homes per year, and 13,200 net affordable homes per year, under the 2011 London Plan. Table 1 below sets out pan-London delivery against these London Plan targets during the last three years.

Net completions	FY2013 -2014	FY2014 -2015	FY2015 -2016	Total	Delivery
<i>Homes target</i>	<i>32,210</i>	<i>32,210</i>	<i>42,000</i>	<i>106,420</i>	43% under target
Homes delivered	26,562	30,329	31,009	60,603	
<i>Affordable homes target</i>	<i>13,200</i>	<i>13,200</i>	<i>17,000</i>	<i>43,400</i>	54% under target
Affordable homes delivered	6,943	7,786	5,299	20,028	

Table 1: Delivery against pan-London housing and affordable housing targets (source: London Development Database).

12 Based on Table 1 it is evident that the delivery of new homes and net additional affordable housing on a pan-London basis is significantly below the London Plan target.

13 At borough level, the London Plan allocates Harrow a target of 5,927 homes between 2015 and 2025. As part of this allocation, the London Plan assigns the Harrow and Wealdstone Opportunity Area a specific target of 2,800 homes. In monitoring delivery against these targets, Harrow has been assigned an annual target of 593 net additional homes per year (this target was 350 net additional homes per year under the 2011 London Plan). The Harrow Core Strategy sets a local target of 40% affordable housing - equivalent to a numerical target of 237 affordable homes per year based on the current London Plan housing target (and 140 net affordable homes per year under the 2011 London Plan).

14 It is also notable that, with the intention of meeting and exceeding the above strategic housing and affordable housing targets, the Harrow and Wealdstone Opportunity Area was allocated as one of the capital's Mayoral Housing Zones in February 2015. Accordingly Harrow Council and the Mayor of London have jointly agreed to a £31.4 million funding package to prioritise the Opportunity Area for accelerated housing and affordable housing delivery. This is predicted to help deliver 1,415 new homes through direct Housing Zone funding by 2026.

15 Table 2 below sets out delivery against the above-mentioned borough level targets during the last three years.

Net completions	FY2013 -2014	FY2014 -2015	FY2015 -2016	Total	Delivery
<i>Homes target</i>	350	350	593	1,293	25% over target
Homes delivered	302	410	910	1,622	
<i>Affordable homes target</i>	140	140	237	517	93% under target
Affordable homes delivered	33	96	-94	35	

Table 2: Delivery against London Plan housing target and Core Strategy affordable housing target (source: London Development Database).

16 From Table 2 it is evident that the London Borough of Harrow has exceeded the aggregated London Plan annual monitoring target for net new homes over the last three years. However, output of affordable housing has been significantly below the Council's target during this period. It is, nevertheless, acknowledged that FY2015-16 has been pushed into negative figures due to the final completion of Mill Farm estate regeneration, refer to GLA report PDU/2461/02 (this scheme ensured no net loss of affordable housing overall, and front-loaded affordable housing re-provision during the early regeneration phases). More generally, it is noted that the Harrow Annual Monitoring Report 2014-15 demonstrates that previous affordable housing delivery trends have been stronger, with the 40% Core Strategy target exceeded over the period from FY2009-10 to FY2012-13.

Potential contribution of this scheme to London Plan objectives – housing and affordable housing

17 In general terms, as discussed in consultation stage report D&P/3825/01, the proposed high density residential-led mixed use scheme would capitalise on the development potential of this highly accessible yet underutilised site, and support the London Plan objective to facilitate the sustainable urban renewal of Wealdstone town centre. This thereby supports London Plan Policy 2.13 (Opportunity Areas and Intensification Areas) and London Plan Policy 3.3 (Increasing housing supply).

18 The proposed redevelopment contains 186 new homes, 74 of which are proposed to be affordable homes. Taking account of the three existing (privately rented) dwellings at the site, this represents a net contribution of 183 new homes and 74 affordable homes. This is equivalent to

31% of the London Plan annual monitoring housing target for Harrow; 31% of Harrow’s annualised affordable housing target; and 7% of the London Plan housing target for the Harrow and Wealdstone Opportunity Area as a whole.

Test 7(1)(a) Conclusion

19 Whilst acknowledging that the London Borough of Harrow has achieved good levels of net housing delivery and historically good levels of affordable housing provision against local targets, recent net affordable housing delivery is significantly under target. The proposed development therefore has the potential to make a positive contribution to strategic housing and affordable housing targets within the Harrow and Wealdstone Opportunity Area and Housing Zone.

20 Having regard to the above, and the London-wide shortfall against strategic housing and affordable housing targets more generally, this application has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11. Accordingly, there are significant impacts on the implementation of the London Plan.

Policy test 7(1)(c): Sound planning reasons for intervening

21 Having regard to: the potential contribution that the proposed development could make to strategic housing and affordable housing targets within a London Plan Opportunity Area and a Mayoral Housing Zone; the conclusion under Test 7(1)(a) that there are significant impacts on the implementation of the London Plan (in respect of housing and affordable housing supply); the Harrow Council committee report and officer recommendation for approval of this application; Harrow Planning Committee’s draft reasons for refusal (which could possibly be addressed or mitigated); and the other matters the Mayor must take account of (refer below) - there are sound reasons for the Mayor to take over this application in order to fully consider the case as the Local Planning Authority.

Matters the Mayor must take account of

22 The Mayor must take account of the Council’s current and past performance against development plan targets for new housing, including affordable housing. The Mayor must also take account of any other targets set out in the development plan which are relevant to the subject matter of the application. In this case the relevant development plan targets relate to supply of net additional homes and net additional affordable homes. The relevant targets in this regard are set out within paragraph 13 above. Whilst paragraphs 11 to 16 above present the position in terms of recent delivery against these development plan targets (i.e. in terms of new build completions), Tables 3 below sets out the Council’s performance - in terms of planning approvals for housing and affordable housing in the borough.

Net approvals	FY2013 -2014	FY2014 -2015	FY2015 -2016	Total	Performance against target
<i>Homes target</i>	350	350	593	1,293	399% over target (+5,153 units)
Homes consented	1,540	1,083	3,823	6,446	
<i>Affordable homes target</i>	140	140	237	517	31% over target (+162 units)
Affordable homes consented	40	16	623	679	

Table 3: Performance against London Plan housing target and Core Strategy affordable housing target in terms of planning approvals (source: London Development Database).

23 Table 3 demonstrates that the Council is performing very well in terms of securing planning approvals for additional housing. The approval of 5,153 net new homes above an aggregated target of 1,293 over the last three years positively contributes towards a strong pipeline supply of

housing for the borough. During the same period the Council has also secured approvals for 162 net additional affordable homes - above an aggregated target of 517. This demonstrates that the Council has performed well against the annualised target for net affordable homes during this period. However, it is notable that, as a proportion of Harrow's housing approvals during the last three years, the provision of net affordable housing units equates to just 10%. This is considerably short of the 40% target within the Harrow Core Strategy, and effectively feeds through as a significant undersupply of affordable housing within the borough's planning pipeline.

Matters the Mayor must take account of – conclusion

24 Based on the above it is evident that Harrow Council has generally taken a very positive approach to approving new homes and affordable homes in the borough during the last three years, and the Council has comfortably exceeded the annualised development plan targets for both housing and affordable housing during this period. Notwithstanding this, the proportion of affordable housing secured relative to overall housing consented during this period is significantly under target - leading to an undersupply in the borough's affordable housing pipeline. Noting the position on recent affordable housing delivery (refer to Table 2), the potential contribution of this scheme (discussed in paragraphs 17 to 18) is deemed to be of a nature that would warrant the Mayor's greater scrutiny as the Local Planning Authority.

Article 7: Direction conclusion

25 Having regard to the assessment against the relevant Article 7 tests above, and the matters which the Mayor must take account of, the proposed development has a significant impact on the implementation of the London Plan and there are sound planning reasons for the Mayor to intervene in this particular case and issue a direction under Article 7 of the Order 2008.

Issues outstanding

26 Notwithstanding the above, when considering whether to take over the application the Mayor should also have regard to the following strategic planning issues which were raised at consultation stage:

- **Employment:** the proposed shift from general industry to office-led small business workspace is supported in line with London Plan policies 2.7 and 4.2. An employment management plan should be secured via Section 106 to secure a flexible and accessible package of workspace terms - designed to incubate and support new businesses.
- **Housing:** The proposed housing provision is broadly supported in line with London Plan Policy 3.3 subject to verification of the maximum reasonable amount of affordable housing.
- **Urban design:** The proposed design and public realm provision is broadly supported, and this prominent scheme would act as a beacon of regeneration for Wealdstone. Further discussion is nevertheless sought with a view to optimising the generosity and legibility of routes through the site in line with London Plan Policy 7.1.
- **Inclusive access:** The proposed response to access and inclusion is broadly supported in line with London Plan Policy 7.2. However, a space-sharing strategy should be secured to detail how shared surface areas would be designed to be safe and accessible for elderly and disabled people.
- **Sustainable development:** The proposed energy strategy and climate change adaptation measures are broadly supported in strategic planning terms. Following the conclusion of discussions on the energy strategy and roofscape strategy, the Council is

encouraged to secure the associated energy and adaptation details by way of planning condition in accordance with London Plan polices 5.2, 5.10, 5.11, 5.12, 5.13 and 7.19.

- **Transport:** Whilst the scheme is generally acceptable in strategic transport terms, issues with respect to: access; servicing; trip generation, modal split and transport impact; walking and cycling; parking; and, travel planning and construction should be addressed in line with London Plan policies 6.3, 6.9, 6.10, 6.13 and 6.14.

27 Since these representations were issued the applicant team has engaged in joint discussions with Harrow Council, TfL and GLA officers with a view to addressing the matters above. Furthermore, various planning conditions and obligations were proposed as part of the planning recommendation made by Harrow Council’s officers. Having regard to this, an update on the outstanding issues above is set out under the corresponding sections below.

Employment

28 At consultation stage the proposed employment space (tailored towards small to medium size enterprises) was strongly supported. It was noted that the applicant intends to enter into partnership with an established workspace provider in order to offer a flexible package of workspace terms designed to incubate and support new businesses.

29 To date the applicant has not identified a preferred workspace provider for the scheme. However, in line with the Mayor’s initial representations, the applicant has agreed to a Section 106 obligation to secure the nature and operation of this business incubation space via an employment management plan. This approach is supported.

Housing

30 On 29 November 2016 the Mayor published his draft Affordable Housing and Viability Supplementary Planning Guidance for public consultation, and Homes for Londoners: Affordable Homes Programme 2016-21 Funding Guidance.

31 Following some design modifications to the ground floor of the scheme to optimise public realm and servicing arrangements (refer to the urban design section below), the proposed residential schedule has been revised slightly as set out in Table 4 below. The revisions principally result in the loss of one affordable rent unit, and a slight rebalancing of the affordable unit mix. This minor revision to the proposed residential schedule does not alter the conclusions of the housing assessment set out within consultation stage report D&P/3825/01. The revised schedule would provide an affordable housing provision of 40% by unit and 41% by habitable room.

Unit type	Affordable rent	Intermediate	Private market	Total
One-bedroom	4 (+1)	20	44	68 (+1)
Two-bedroom	20 (+1)	23 (-3)	68	111 (-2)
Three-bedroom	4 (-3)	3 (+3)	0	7
Total	28 (-1)	46	112	186 (-1)

Table 4: Revised residential schedule (showing net change since stage 1).

32 Since consultation stage Harrow Council has had the financial viability of the scheme independently reviewed. This has verified that the proposed 40% provision of affordable housing represents the maximum reasonable amount subject to: ring-fencing of a £55,000 financial surplus for off-site affordable housing; and a further affordable housing review at an appropriate point during the delivery programme. These measures were proposed to be secured via the Section 106 agreement. This approach is supported.

33 Further to the above, and in response to the Mayor's request at consultation stage for the applicant to explore all other means to achieve 50% affordable housing provision within this scheme (refer to paragraph 2), Origin Housing has engaged in discussions with the GLA, including with regards to the potential allocation of Mayor's affordable housing grant. These discussions are ongoing, irrespective of whether the Mayor decides to intervene in this case or not.

Urban design

34 At consultation stage the proposed design of the scheme was broadly supported in strategic planning terms. Nevertheless, the applicant was encouraged to review the detailed configuration of the ground floor arrangement in order to optimise the generosity and legibility of routes through the site.

35 Following subsequent discussions with Harrow Council and the GLA on this (and related servicing and accessibility matters), the applicant has submitted revised plans. In particular, these: provide a more comprehensive and improved approach to redevelopment at the southern gateway of the site (incorporating a single-storey commercial premises at 29 Masons Avenue); provide improved internalised space for refuse storage (freeing up the public realm); and introduce a colonnade at the north-eastern corner of block B (allowing for a more generous width of footway). These revisions are supported, and would collectively help to ensure that the scheme would provide a legible and high quality linkage between Masons Avenue and Palmerston Road in line with London Plan Policy 7.1.

Inclusive access

36 The proposed response to access and inclusion was broadly supported at consultation stage. Moreover, in response to the Mayor's initial representations, the applicant and Council officers jointly agreed to secure a shared space strategy as part of the scheme's landscaping details for approval by way of planning condition. This approach is supported.

Sustainable development

37 At consultation stage the proposed energy strategy was broadly supported in strategic planning terms. Nevertheless, GLA officers sought further details with respect to efficiency standards and district networking potential. In response the applicant has provided an energy statement addendum which provides more detail on energy efficiency assumptions and measures to manage the potential risk of overheating, as well as detail on the combined heat and power system. There are no available district heat networks in the vicinity at the current time, however, in line with London Plan Policy 5.6 (and mindful of the Council's emerging energy masterplan) this system will be designed to allow for a potential district connection in future. Whilst the content of the addendum is broadly supported, there remain a number of outstanding technical details requiring clarification. GLA officers remain in discussion on this. Following clarification of these matters, officers would expect any future planning permission to secure the proposed energy strategy by way of planning condition and/or planning obligation as appropriate.

38 Furthermore, in line with the Mayor's representations the applicant has reviewed the roofscape strategy for the scheme, and (along with the photovoltaic array) the applicant is proposing biodiverse green roof areas on blocks A and D, as well as residential amenity garden space on blocks B, C and E in line with London Plan Policy 5.11. It is noted that Council officers proposed to secure this (and other relevant climate change adaptation measures) by way of planning condition. This approach is supported.

Transport

39 At consultation stage the application was found to be broadly acceptable in strategic transport terms. Nevertheless, a number of detailed issues were identified for resolution to ensure accordance with London Plan policy.

40 TfL previously expressed the view that the proposed car parking level (0.37 spaces per unit) could be reduced without resulting in local overspill. Following a set of design revisions, the proposed car parking level has been reduced only marginally to 0.35 spaces per unit. Whilst it is noted that the Council included 'insufficient' car parking within its draft reasons for refusal, TfL remains of the view that a downwards review of car parking would be beneficial for this scheme, and that issues of potential over-spill parking on-street could be appropriately controlled through a planning obligation preventing occupiers (other than Blue Badge holders) from obtaining permits for the controlled parking zone in which the site is situated.

41 A reduction in parking numbers could also help to improve the configuration of the proposed basement car park, which does not represent an optimal solution for disabled drivers in terms of manoeuvring and access to the passenger lift. Similarly, cycle parking provision would benefit from further refinement to improve cycle storage design and access - this could include a second cycle lift and/or a London Cycle Design Standards compliant ramp to allow cyclists to access the storage safely and conveniently.

42 In line with London Plan policies 6.9 and 6.10 TfL would also expect an appropriate Section 106 contribution towards local walking and cycling improvements in light of the findings of the pedestrian and cycling environment audits. Such improvements should include way-finding signage.

43 The proposed revision to servicing arrangements (which now include one on-site and two on-street loading bays) is supported. This improved configuration would help to avoid potential impacts on the bus stop opposite the site, and should be secured as part of any subsequent planning permission.

Response to consultation

44 Harrow Council publicised the application in May 2016 by sending notifications to 639 addresses within the vicinity of the site, and issuing site and press notices. The relevant statutory bodies were also consulted. Following the submission of revisions to the application, the Council undertook a second round of consultation in September 2016. Copies of all the responses to the public consultation process, and any other representations made on the case, have been made available to the Mayor.

Responses to neighbourhood consultation

45 In response to the consultation process Harrow Council received a total of 11 neighbourhood responses of objection and three petitions of objection (with a combined total of 103 signatures).

46 In summary, the points of objection raised within the neighbourhood responses relate to: departure from Local Plan policy; inadequate response to housing need; building height; impact on local views; insufficient architectural quality; excessive density; overdevelopment; inappropriate response to context; insufficient quality of public realm and amenity space; risk of antisocial behaviour; environmental impacts (including wind tunnelling and ground stability); drainage issues and flood risk; loss of trees; lack of sustainability measures; impacts on residential amenity (including loss of daylight/sunlight, overshadowing and loss of privacy); conflicts with Human

Rights Act; insufficient social infrastructure; inadequate site access arrangements (and associated risks to public safety); noise; traffic generation; lack of car parking; and, potential to constrain future maintenance of the George Gange Way flyover.

47 The issues raised as part of the neighbourhood consultation process are considered in detail within Harrow Council's committee report of 16 November 2016.

Responses from statutory bodies and other organisations

Environment Agency

48 Environment Agency raised no objection, acknowledging the validity of the applicant's site-specific response to managing flood risk. The Agency nevertheless sought the inclusion of a flood mitigation maintenance strategy as part of the Section 106 agreement, as well as planning conditions to require submission of a culvert structural condition survey – and safeguards to ensure the structural integrity of the culvert during construction.

Metropolitan Police

49 Metropolitan Police raised no objection, but recommended that the Council imposes a planning condition requiring the applicant to secure 'Secure By Design' certification for the proposed development.

Thames Water

50 Thames Water raised no objection, but recommended that the Council imposes a pre-commencement planning condition requiring submission and approval of a drainage strategy (detailing any on and/or off-site works). Thames Water also sought the inclusion of a planning condition to control piling.

Ministry of Defence (Northolt Airport Safeguarding)

51 Ministry of Defence raised no objection to the proposal subject to the inclusion of a planning condition to secure approval of a construction management strategy - detailing the proposed use of cranes and other tall construction equipment.

Campaign for a Better Harrow Environment

52 Campaign for a Better Harrow Environment raised an objection to the proposal due to: departure from Local Plan policy on building height; inadequate flood mitigation strategy; and loss of employment land/general scepticism as to whether the proposed development would generate the number of jobs envisaged for this site by the Local Plan.

Response to consultation – conclusion

53 The statutory and non-statutory responses to the Council's consultation process do not raise any material planning issues of strategic importance that have not already been considered at consultation stage, and/or in this report.

Legal considerations

54 Under the arrangements set out in Article 5 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor has the power to issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected

application. The Mayor may also leave the decision to the local authority. If the Mayor decides to direct that he is to be the local planning authority, he must have regard to the matters set out in Article 7(3) and set out his reasons in the direction (refer to paragraphs 7 to 25 above).

Financial considerations

55 Should the Mayor take over the application he would be responsible for holding a representation hearing and negotiating any planning obligation. He would also be responsible for determining any reserved matters applications (unless he directs Harrow Council to do so) and determining any approval of details (unless Harrow Council agrees to do so).

Conclusion

56 Having regard to the details of the application; the matters set out in Article 7(3) of the Mayor of London Order 2008; the outstanding strategic issues; the Council's committee report; and the Council's draft decision notice - the proposed development has a significant impact on the implementation of the London Plan with respect to housing and affordable housing supply, and there are sound planning reasons for the Mayor to intervene in this particular case and issue a direction under Article 7 of the Order 2008.

for further information, contact GLA Planning Unit (Development & Projects Team):

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