

GREATER **LONDON** AUTHORITY
Good Growth

Nicola Forster
Director
Savills
33 Margaret Street
London W1G 0JD

GLA Reference: GLA/2025/1007/S3
LBH Reference: PL/0378/25
Date: 12th May 2026

Dear Mrs. Forster,

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS
AND SECTION 106 AGREEMENT DATED 8 May 2026**

The Deputy Mayor of London for Planning, Regeneration and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

Demolition of existing buildings and structures to provide four blocks with heights between 4 to 7 storeys, comprising 109 residential dwellings (Class C3) and 103 Co-living units (Sui generis) with a drinking establishment (Sui generis) on the ground floor, and landscaping, public realm improvements, car and cycle parking, servicing arrangements, plant, and associated works.

At: 134 Kenton Road, Harrow, London

Subject to the following planning conditions and informatives:

DEFINITIONS

Where in these conditions, the following defined terms shall have the following meanings:

“Above Ground (superstructure) works” – means works undertaken pursuant to this Planning Permission which are above ground level. For the avoidance of doubt, this excludes demolition, site clearance, and below ground works.

“Commencement of Development” – means commencement of the Development by the carrying out of a material operation as defined in section 56(4) of the 1990 Act but for the purpose of this Decision Notice, only excluding the following operations:

- a) ground investigations and/or site survey works;
- b) demolition works and site clearance;
- c) diversion decommissioning and/or laying of services and service media for the supply or carriage of electricity gas water sewerage telecommunications or other utilities media or services;
- d) construction of temporary boundary fencing or hoardings;
- e) temporary access construction works or diversion of highways;
- f) archaeological investigation;
- g) noise attenuation works; remediation works;
- h) evacuation works to adjust ground levels on site;
- i) temporary display of advertisements; and
- j) erection of temporary facilities for security, project offices and site welfare

“Development” – means the development approved pursuant to this Planning Permission

“Occupation” – means occupation of the Development (or a Block) for the purposes permitted by the Planning Permission but does not include occupation by personnel engaged in demolition, construction, fitting out, decoration, marketing, or for site security purposes and “Occupied” shall be construed accordingly.

CONDITIONS

1. Time limit

The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development shall be carried out in accordance with the approved drawings and documents listed in the Schedule to this decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Compliance with the Non-Road Mobile Machinery (NRMM) Low Emission Zone for London

- a) All Non-Road Mobile Machinery (‘NRMM’) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA’s supplementary planning guidance “Control of Dust and Emissions During Construction and Demolition” dated July 2014 (SPG), or subsequent

guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the Local Planning Authority.

- b) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolition, site preparation and construction phases of the Development, and must be registered on the online register at <https://nrmm.london/>. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until Development completion.

Reason: To manage and prevent further deterioration of existing low air quality across London in accordance with Policy CS1 of the Harrow Core Strategy (2012) and Policy SI1 of the London Plan (2021).

4. Recording of removed historic fabric prior to demolition

No development shall take place, including any demolition and site clearance works, until the Non-Designated Heritage Asset (the 1932 Travellers Rest) has been subject to a full photographic and textual recording to the standard indicated in the Historic England guidance document "Understanding Historic Buildings: A Guide to Good Recording Practice" (Historic England, May 2016). The recording shall be at Level 2 as described in Paragraph 5.3 and the record disseminated and published as described in Paragraphs 6.2 and 6.3 of that document. The work shall be undertaken by a specialist contractor approved by the Local Planning Authority and in accordance with a Written Scheme of Investigation submitted to and approved in writing by the Local Planning Authority. The completed record shall be submitted in writing to the Local Planning Authority, the Greater London Historic Environment Record and a local museum or other public depository and approved in writing by the Local Planning Authority prior to the Occupation of the Development. A record of receipt by the GLHER shall be submitted to the Local Planning Authority. The demolition of historic fabric shall not be carried out otherwise than in accordance with the recording thus approved.

Reason: To provide the opportunity to record the Non-Designated Heritage Asset before demolition work commences in accordance with Policy CS1 of and Policy HC1 of the London Plan (2021).

5. Landscaping

Prior to commencement of any Above Ground (superstructure) works, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- a) Soft landscaping:
 - a. A planting plan;
 - b. A written specification (including cultivation and other operations associated with trees, plants and grass);
 - c. A schedule of plants and trees, setting out the species, sizes, numbers/densities and soil volume and soil type/quality;
 - d. All tree, shrub and hedge planting, included within the above scheme shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or

- subsequent superseding equivalent) and current arboricultural best practice;
- e. A programme setting out how the plan will be put into practice including measures for protecting plants and trees for the operational phase of the Development;
- f. Detailed pit construction and planting methodology for all planting;
- g. Biodiversity mitigation and enhancements; and
- h. An updated urban greening table and plan demonstrating an Urban Greening Factor to be provided at a minimum of 0.40.

The new planting shall be carried out in the first planting and/or seeding season following the first Occupation of the buildings or the practical completion of the Development, whichever is the sooner. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the Development.

Any trees, plants or shrubs, which, within a period of five years from the practical completion of the Development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species to those originally planted.

b) Hard landscaping:

- a. Finished levels, materials, any signage, furniture/sitting areas and a maintenance plan to demonstrate how the hard landscaping features will be repaired/replaced (as appropriate) over time;
- b. All details of any fencing, gates, walls or other means of enclosure within the Development; and
- c. Street furniture, including (but not limited to) seating, bollards, and bins.

The landscaping scheme shall be installed prior to Occupation of the Development and shall be maintained thereafter in accordance with the maintenance plan hereby approved.

Reason: To ensure the provision of a high-quality landscaping scheme in the interest of ecological value and biodiversity of the site as well as visual amenities of the locality and the amenity of future occupiers of the development, in accordance with Policies DM2, DM12, DM20, DM22, DM27 of the Harrow Local Plan Development Management Policies (2013) and Policies D8, G5, G6 and G7 of the London Plan (2021).

6. Child play space equipment and maintenance

Prior to first Occupation of the Development, details of the child play space equipment and maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The details must include:

- a) specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
- b) specification of the surface treatment within the play areas;
- c) arrangements for ensuring the safety and security of children using the play areas; and
- d) details of maintenance.

Reason: To ensure the provision of quality child play space that is attractive, safe and accessible in accordance with Policy DM28 of the Harrow Local Plan Development

Management Policies (2013) and Policy S4 of the London Plan (2021).

7. Permeable paving

Prior to commencement of any Above Ground (superstructure) works, full details of the permeable paving construction and details relating to the long-term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be retained thereafter.

Reason: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk in accordance with Policy DM9 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 12 of the London Plan (2021).

8. Landscaping management and maintenance plan

Prior to first Occupation of the Development, a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be carried out as approved for the life of the Development and any subsequent variations shall be agreed in writing by the Local Planning Authority. The management plan shall include the following elements:

- a) details of maintenance regimes;
- b) details of any new habitat created on-site;
- c) details of treatment of site boundaries; and
- d) details of management responsibilities.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features and public realm are provided and maintained in a satisfactory manner in accordance with Policies DM2, DM12, DM20, DM22, DM27 of the Harrow Local Plan Development Management Policies (2013) and Policies D8, G5, G6 and G7 of the London Plan (2021).

9. Highway works

- a) Prior to the Commencement of Development, an existing condition survey of the carriageway and footway (surrounding the site on all adjacent roads and highways) to be undertaken in collaboration with the Council's Highways Maintenance team shall be submitted to and approved in writing by the Local Planning Authority.
- b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in the existing condition survey approved under (a) above in collaboration with the Council's Highways Maintenance team shall be submitted to and approved in writing by the Local Planning Authority.
- c) The developer shall ensure that any damage caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway is reinstated to the satisfaction of the Council's Highways Maintenance team in accordance with an associated Highway Agreement.

Reason: To ensure the construction works do not result in the deterioration of the

condition of the public highway along the site.

10. Commercial units – opening hours

The commercial uses (Use Class sui generis drinking establishment) shall only be open to the public between the hours of 11.00 to 23.00 (Monday to Saturday) and 12.00 to 22.00 (Sundays and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity in accordance with Policy DM35 of the Harrow Local Plan Development Management Policies (2013).

11. Extraction flue/ventilation

In the event the drinking establishment (sui generis) hereby approved is Occupied by a business that makes use of a commercial kitchen, details of the extract ventilation system and odour control equipment for the commercial kitchen, including all details of any external or internal ducting, should be submitted to and approved in writing by the Local Planning Authority.

The approved equipment shall be installed prior to the commencement of any use of the commercial kitchen and maintained in accordance with the manufacturer's instructions.

Reason: In the interest of safeguarding neighbour amenity and to ensure that an acceptable appearance of the development is maintained, in accordance with Policy DM35 of the Harrow Local Plan Development Management Policies (2013).

12. Land contamination

- a) Prior to Commencement of Development, a site investigation shall be conducted to consider the potential risk for contaminated land. An investigation and risk assessment report and shall be submitted to and approved in writing by the Local Planning Authority.
- b) If the approved investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme for the Development to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria, timetable and site management procedures for the Development. The Development shall only take place in accordance with the details approved under part (a) above and this part (b), as necessary.
- c) If unexpected contamination is found after Development has Commenced, the Development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing. Before construction of the Development restarts at that part of the site, a risk assessment and remediation scheme shall be produced and submitted to and approved in writing by the Local Planning Authority. The relevant phase of the Development may only restart on that part of the site in accordance with the approved remediation scheme.

d) Prior to first Occupation, a verification report that demonstrates the effectiveness of the works carried out pursuant to approved details in relation to parts (a), (b) and (c) above (if applicable) of this condition shall be submitted to and approved in writing by the Local Planning Authority. No Occupation or use of the Development shall take place until the report has been approved.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants in accordance with Policy DM 15 of the Harrow Local Plan Development Management Policies (2013) and Policy D10 of the London Plan (2021).

13. Tree protection measures

Prior to Commencement of Development, tree protection measures in line with the submitted Arboricultural Impact Assessment (dated February 2025), shall be installed and no works shall be undertaken within the protected area. The protection measures shall be retained until completion of the phase of Development to which they relate.

Reason: To preserve the existing trees on the site in the interests of visual amenity and the character of the area in accordance with Policy DM22 of the Harrow Local Plan Development Management Policies (2013) and Policy G7 of the London Plan (2021).

14. Considerate Constructors Scheme

No development works shall take place, including site clearance and demolition, until the developer has joined the Considerate Constructors Scheme. All of the requirements of the Considerate Constructors Scheme shall be adhered to throughout the construction period of the Development.

Reason: To ensure that throughout the construction process, appropriate regard is given to protecting neighbouring amenity and the environment in accordance with Policy CS1 of the Harrow Core Strategy (2012)

15. Piling

Prior to Commencement of Development, a piling method statement (detailing the depth and type of any piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water) to demonstrate that there is no resultant unacceptable risk to groundwater. The Development shall be carried out in accordance with the approved details.

Reason: In order to prevent and minimise the potential for damage to subsurface water infrastructure in accordance with Policies DM9 and DM10 of the Harrow Local Plan Development Management Policies (2013).

16. Basement impact / groundwater flooding

Prior to commencement of any works below ground in respect of Block A, a detailed basement impact assessment shall be submitted to and approved in writing by the

Local Planning Authority, identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding. The Development shall proceed in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Policy DM9 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 12 of the London Plan (2021).

17. Demolition and Construction Environmental Management and Logistics Plan

Prior to Commencement of Development, a demolition and construction environmental management and logistics plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- a) Demolition plans;
- b) The location of notice boards on the site to include details of the site manager, including contact details (phone, email, postal address) and 'out of hours' contact details;
- c) A strategy for the parking of vehicles of site operatives and visitors to minimise impacts on the surrounding roads;
- d) A strategy for the loading and unloading of plant and materials;
- e) A strategy for the storage of plant and materials used in constructing the Development;
- f) Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- g) Details of any means of protection of services such as pipes and water mains within the road;
- h) Details of days/hours of work and deliveries of construction materials and where necessary, how construction vehicles will be managed during the peak hours to minimise conflicts with other vehicles on site;
- i) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- j) Measures to be adopted to ensure that pedestrian and cycle access past the site on the public footpaths is safe and not obstructed during construction works;
- k) Construction site lighting;
- l) A plan showing an indication of where the location of workers conveniences (e.g. toilets, showers), including cycle storage and changing facilities;
- m) Reasonable measures to be adopted, such as a restriction on the size of construction vehicles and machinery accessing the site, to minimise any potential damage occurring to adjacent streets throughout the construction period, surveys of condition of local streets and footways subject to large HGVs or delivery of larger plant;
- n) Location of vehicle and construction machinery access during the period of site works including identification of any works necessary to the public highway necessary to provide a means of access during the construction and/or operation of the Development;

- o) Numbers and timing of truck movements throughout the day and the proposed routes broken down by size of trucks;
- p) Vehicle holding areas;
- q) Construction traffic routes;
- r) Noise suppression measures;
- s) Procedures including wheel washing for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- t) Air quality mitigation measures (which shall accord with the recommendations set out within the Air Quality Assessment (January 2025));
- u) a construction management plan written in accordance with the “London Best Practice Guidance: The control of dust and emission from construction and demolition”; and
- v) Details to ensure suitable ecological protections and mitigations during the construction phase, including a protected species survey and a method statement detailing how any protected species will be protected during demolition and construction.

The Development hereby permitted shall only be carried out in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the public transport network and to minimise the impact of construction logistics on the road network and on the local environment, in accordance with Policies DM43, DM44 of the Harrow Local Plan Development Management Policies (2013) and Policy T7 of the London Plan (2021).

18. Sustainable drainage

Prior to Commencement of Development, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water), setting out the range of sustainable drainage measures to be implemented across this part of the site.

Reason: To minimise the potential of the site to contribute to surface water flooding in accordance with Policy DM10 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 13 of the London Plan (2021).

19. Foul water disposal

Prior to Commencement of Development, details of a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the details as so agreed and retained thereafter. The Development shall not be Occupied until the agreed strategy has been implemented.

Reason: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the Development, and to ensure that the Development will be resistant and resilient to foul water flooding in accordance with Policy DM10 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 5 of the London Plan (2021).

20. Surface water disposal and attenuation

Prior to Commencement of Development details of works for the disposal of surface water, including surface water attenuation and storage shall be submitted to and approved in writing by the Local Planning Authority. For allowable discharge rates, the developer should contact Harrow Drainage Services at the earliest opportunity.

Reason: To minimise the risk of flooding, to protect water quality and to ensure acceptable surface water drainage in accordance with Policy DM10 of the Harrow Local Plan Development Management Policies (2013) and Policies SI 5, SI 13 of the London Plan (2021).

21. Air handling, ventilation systems and air source heat pumps

Prior to commencement of Above Ground (superstructure) works, full details and specifications of internal and external plant equipment associated with the air handling, ventilation systems, and air source heat pumps (or other such similar equipment), as well as details of mitigation and control of noise and vibration emanating from such systems shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the air handling, ventilation systems and air source heat pumps and any necessary mitigation or insulation measures shall be implemented prior to first Occupation of the Development and maintained in full thereafter.

Compliance with the approved details shall be thereafter retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with Policy DM12 of the Harrow Local Plan Development Management Policies (2013).

Reason: To safeguard the amenities of future occupants and neighbouring residents.

22. External materials and details

Prior to commencement of Above Ground (superstructure) works a full schedule of all external facing materials (along with material sample boards and/or full-size mock-ups where so required by the Local Planning Authority), shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings
- d) indicating jamb, head, sill, reveal and surrounds of all external windows and doors at a scale of 1:10);
- e) Details of entrances and porches (at a scale of 1:10);
- f) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- g) Details of balustrading;
- h) Facing brickwork, external facing materials, cladding materials and finishes and glazing: sample panels of proposed materials to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- i) Details of cycle, refuse enclosures and plant room, and any other external materials to be used;
- j) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

- k) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;

The works shall be carried out in accordance with the approved details and shall be retained thereafter for the lifetime of the Development.

Reason: To ensure a satisfactory external appearance of the Development and that high quality materials and finishes are used in accordance with Policy DM1 of the Harrow Local Plan Development Management Policies (2013) and Policies D3 and D4 of the London Plan (2021).

23. External Design of Drinking establishment

Prior to the commencement of Above Ground (superstructure) works, details of the exterior of the non-residential ground floor frontages shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- a) windows, doors, shop fronts and glazing systems, including colour samples; and
- b) details of where advertisements would be applied, notwithstanding that the advertisements themselves may require separate advertisement consent.

At least 50% of the area of the windows of the non-residential frontages shall be kept free from anything that would obscure views through the window, including but not limited to applied lettering and screens, posters, screens set behind the windows. The works shall be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality and to ensure the non-residential elements provide an active frontage in the interests of natural surveillance and the viability and vitality of the area in accordance with Policies DM1 and DM4 of the Harrow Local Plan Development Management Policies (2013).

24. Boundary treatment

Prior to first Occupation, details of a boundary treatment plan shall be submitted to and approved in writing by the Local Planning Authority. The plan and details shall include (but is not limited to) the positions, design, materials, manufacturer's specifications, photos of samples (and samples to be provided on site if requested), and type of boundary treatment, to be constructed for:

- a) The apartment blocks; and
- b) The perimeter of the overall site and all other boundary treatments including (but not limited to) any public/communal spaces within the site not considered to be part of the apartment block demise.

The boundary treatment shall be completed before the Development is Occupied. The Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with Policy DM1 of the Harrow Local Plan Development Management Policies (2013) and Policy D4 of the London Plan.

25. Wind mitigation measures

Prior to first Occupation of the Development, a report confirming implementation of all wind mitigation measures as described in the Pedestrian Level Wind Microclimate Assessment report (dated February 2025) shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In order to prevent adverse impact on wind microclimate and to safeguard residential amenity in accordance with Policy DM1 of the Harrow Local Plan Development Management Policies (2013) and Policy D8 of the London Plan.

26. External lighting

Prior to first Occupation and prior to the installation of any external lighting (whichever is sooner), a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but is not limited to, details of all external lighting, including location, specification, fixture and fittings, measures to reduce light spillage, luminance levels within and adjoining the site, as well as ecological sensitivity measures that form a part of the lighting strategy, a lux plan indicating light spill over all ecological sensitive receptors (where applicable), and the maintenance of such external lighting.

The approved external lighting shall be installed and operational prior to first Occupation of any part of the Development and shall be retained and kept operational as such thereafter.

Reason: In the interests of securing sustainable development, the safety of Occupiers of and visitors to the Development and safeguarding surrounding residential amenity in accordance with Policy DM1 of the Harrow Local Plan Development Management Policies (2013) and Policy D8 of the London Plan.

27. Digital connectivity

Prior to commencement of Above Ground (superstructure) works, detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the Development. The Development shall be carried out in accordance with these plans thereafter and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy DM49 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 6 of the London Plan.

28. Ecological enhancements

- a) Prior to Commencement of Development, full details of the proposed ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first Occupation of the Development and thereafter retained and maintained.

- b) Prior to first Occupation of the Development hereby approved, submission of a biodiversity net gain verification report shall be submitted to and approved in writing by the Local Planning Authority.
- c) Prior to first Occupation of the Development hereby permitted, evidence shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the stated Urban Greening Factor of at least 0.4 has been achieved.

Reason: In the interests of managing the impacts on biodiversity and to ensure the Development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy DM21 of the Harrow Local Plan Development Management Policies (2013) and Policies G5 and G6 of the London Plan.

29. Details of sustainable roofs

Prior to Commencement of Development, details of the proposed green / blue roof(s) shall be submitted to and approved in writing by the Local Planning Authority.

Feasibility information regarding the inclusion of an integrated rainwater harvesting system, or any such system, that enables rainwater to be harvested for use within the Development should be included in the submission documents.

Any planting forming part of the green roof, which, within a period of five years from the practical completion of the Development dies, is removed, or becomes seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species to those originally planted. The green/blue roof shall be implemented in accordance with the approved detail and maintained for the life of the Development.

Reason: To ensure adequate sustainable drainage of the site, in accordance with Policy DM10 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 13 of the London Plan (2021).

30. Overheating

Prior to Commencement of Development a final overheating mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall confirm that the recommended mitigation measures, as set out in the submitted Overheating Assessment (February 2025) and any other future mitigations considered necessary, will be implemented to manage heat risk. The strategy shall also include an investigation into further passive measures to show compliance with the openable window scenario (of Blocks B, C and D). This should seek to achieve 100% compliance in all zones with windows assumed to be open.

The Development shall be carried out in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To manage heat risk to ensure that suitable living conditions are achieved within the Development and that the buildings do not overheat in accordance with Policy DM 12 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 4 of the London Plan (2021).

31. Secured by Design

Prior to Commencement of Development, details of the security measures incorporated

into the scheme to minimise the risk of crime and to meet the specific security needs of the Development, in accordance with the principles and objectives of Secured by Design, to enable design accreditation to silver award, shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall be implemented in accordance with the approved details prior to first Occupation and maintained for the life of the Development.

Reason: To ensure that the Development maintains and enhances community safety in accordance with Policy DM 2 of the Harrow Local Plan Development Management Policies (2013) and Policy D11 of the London Plan (2021).

32. Cycle storage and access

Prior to commencement of Above Ground (superstructure) works, scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.

- a) Prior to first Occupation of the Development, details of short-stay cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The information submitted shall demonstrate:
- i. Compliance with the London Plan and the London Cycling Design Standards;
 - ii. That Sheffield stands at standard spacing is maximised; and
 - iii. Maximisation of standalone Sheffield stands.

The cycle parking thereby approved shall be installed prior to the first Occupation of the Development and shall be retained and not used for any other purpose and maintained in good working order for the lifetime of the Development.

Reason: In order to provide adequate cycle parking at the site in the interest of promoting travel by sustainable modes of transport in accordance with Policy T5 of the London Plan (2021).

33. Waste and recycling management plan

Prior to first Occupation of the Development, a detailed waste and recycling management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following (but is not limited to):

- a) Details of storage of refuse and recycling means of enclosure, storage and collection of waste within the Development;
- b) Management of refuse vehicle access to avoid adverse impact on the highway;
- c) Details of commercial waste storage and collection, including internal transfer arrangements;
- d) Residential waste and recycling arrangements, including arrangements for bin rotation and access; and
- e) Updated refuse storage and layout plans, to include locations for bulky waste to meet the operational needs of the Development.

The approved details shall be implemented in full before first Occupation of the Development and the Development shall operate in accordance with the approved plan

at all times.

Reason: In order to protect residential amenity and ensure provision of adequate waste and recycling measures in accordance with Policy DM 45 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 7 of the London Plan (2021).

34. Parking Design and Management Plan (PDMP)

Prior to first Occupation, a parking design and management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to, the following details:

- a) Site layout and allocation of the disabled persons parking;
- b) Disabled persons parking spaces designed in accordance with regulation;
- c) The allocation of further disabled persons parking spaces when required, including the process to adapt the rain garden to 2 additional disabled persons parking spaces; and
- d) Monitoring and review of the disabled persons parking spaces, including mechanisms to monitor usage and address misuse.

The approved plan shall be implemented prior to the first Occupation of the Development and maintained thereafter for the lifetime of the Development.

Reason: To ensure safe, accessible, and appropriately managed parking provision for all users in accordance with Policy DM 42 of the Harrow Local Plan Development Management Policies (2013) and Policy T6 of the London Plan (2021).

35. Electric vehicle charging points

Prior to the Occupation of the Development hereby approved, details of the proposed electric vehicle charging points ('EVCPs'), including details of how they will be managed, shall be submitted to and approved in writing by the Local Planning Authority. The approved EVCPs shall be installed prior to Occupation and shall be retained and kept operational in accordance with the approved details thereafter.

Reason: In the interests of encouraging sustainable modes of transport in accordance with Policy T6.1 of the London Plan (2021).

36. Fire strategy (Part A)

Notwithstanding the submitted Planning Gateway One Fire Statement to support the planning application, prior to commencement of Above Ground (superstructure) works, a construction fire strategy shall be submitted to and approved by the Local Planning Authority, to include:

- a) details of access for firefighting personnel and equipment;
- b) that there is sufficient firefighting water supply; and
- c) details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved in writing by the Local Planning Authority.

The Development shall be completed in accordance with the approved details.

Reason: To ensure that the fire safety of the proposed building is managed in a

satisfactory manner and that the Development contributes to fire safety in accordance with Policy D12 of the London Plan (2021).

37. Fire strategy (Part B)

Prior to the first Occupation of each building of the Development hereby approved, an updated fire strategy shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be Occupied in accordance with the approved updated fire strategy.

Reason: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the Development contributes to fire safety in accordance with Policy D12 of the London Plan (2021).

38. Sustainability Measures

- a) The Development shall be carried out in accordance with the approved Energy Strategy Report (dated February 2025 and updated in January 2026) and Sustainability Statement (dated February 2025). The energy efficiency and sustainability measures set out therein shall be completed prior to the first Occupation of the Development and retained for its lifetime.
- b) The Development shall not be Occupied until a post completion verification report has first been submitted to and approved in writing by the Local Planning Authority to confirm that the above minimum standards have been achieved and that all of the approved energy efficiency and sustainability measures have been implemented. The report shall also include an updated Be Lean assessment for the non-domestic element of the scheme, showing the Be Lean saving have been maximised (as close to the 15% target as possible).
- c) Water consumption for the BTR units of the Development hereby approved must be restricted to be less than 105 l/p/d (excluding allowance of up to 5 litres for external water consumption), in line with the optional standard in Part G of the Building Regulations and through the water fittings approach.
- d) Water consumption for the co-living units and drinking establishment) of the Development hereby approved shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category.
- e) Prior to first Occupation of any dwelling, the developer shall submit to and obtain written approval from the Local Planning Authority of a Water Efficiency Statement. This statement shall include:
 - i. A schedule of all proposed water fittings (e.g. taps, showers, toilets, appliances), including their specified flow rates or capacities;
 - ii. Manufacturer specifications confirming the water consumption rates of each fitting, demonstrating that all fittings comply with the requirements of the fittings approach under Part G; and
 - iii. Details of water reuse systems proposed, including but not limited to:
 - a. Storage capacity and treatment methods;
 - b. Intended uses (e.g. toilet flushing, irrigation); and
 - c. Estimated contribution to reducing potable water demand.

Reason: To ensure the Development minimises the operational carbon dioxide

emissions, mitigates overheating risk, achieves efficient water management and sustainable design in accordance with Policy DM 10, DM 12 of the Harrow Local Plan Development Management Policies (2013) and Policy SI 3 and SI 5 of the London Plan (2021).

39. Accessible units

Part A – Built to Rent (BTR) units

- a) A minimum of 10% of the BTR units hereby permitted shall be constructed to Building Regulation requirement M4(3)(2)(a) or M4(3)(2)(b).
- b) Any BTR units within the Development hereby permitted that are not constructed to Building Regulation requirement M4(3) shall be built to Building Regulation requirement M4(2): 'Accessible and adaptable dwellings'.
- c) Prior to commencement of Above Ground (superstructure) works, detailed plans demonstrating compliance with M4(2) and M4(3), along with details confirming the number, location, and layout of wheelchair user units shall be submitted to and approved in writing by the Local Planning Authority.
- d) No BTR unit hereby permitted shall be Occupied until evidence to demonstrate that the wheelchair user units have been built to Building Regulation requirement M4(3) and that the requisite units have been built to Building Regulation requirement M4(2) has been submitted and approved in writing by the Local Planning Authority.

Part B – Co-living units

- a) A minimum of 10% of the co-living units hereby permitted shall be constructed to Building Regulation requirement M4(3)(2)(a) or M4(3)(2)(b). Accessible units meeting Building Regulations requirements M4(3)(2)(b) should be distributed to the most convenient locations within the Development, and in proximity to the communal accessible kitchen(s) and other shared amenity spaces.
- b) Prior to commencement of Above Ground (superstructure) works, detailed plans demonstrating compliance with M4(3), along with details confirming the number, location, and layout of wheelchair user units shall be submitted to and approved in writing by the Local Planning Authority.
- c) No co-living unit hereby permitted shall be Occupied until evidence to demonstrate that the wheelchair user units have been built to Building Regulation requirement M4(3) and that the requisite units have been built to Building Regulation requirement M4(2) has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of accessible and adaptable units and step-free access in accordance with Policy CS1 of the Core Strategy (2012) and Policy D7 of the London Plan (2021).

40. Accessible units (Class C3)

Prior to first Occupation of the Development, details of the affordable accommodation within the fully wheelchair accessible units (Class C3) meeting Building Regulation requirement M4(3)(2)(b) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the delivery of appropriate inclusive accommodation in accordance with Policy CS1 of the Core Strategy (2012) and Policy D7 of the London Plan (2021).

41. Whole Life-Cycle Carbon Post Construction Monitoring

Within three months of practical completion of the Development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI 2 of the London Plan (2021).

42. Circular economy

Within three months of practical completion of the Development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management in accordance with Policy SI 7 of the London Plan (2021).

43. Noise attenuation measures and plant noise

- a) Prior to the installation of any mechanical plant/equipment, a detailed acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The rated noise levels from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level and all glazing should achieve a rating of Rw 50 dB as set out in the Noise and Vibration impact assessment (dated February 2025).
- b) The BTR and co-living units hereby approved shall be designed to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided. The evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined by BS6472.
- c) Prior to commencement of Above Ground (superstructure) works, details of a sound and vibration insulation scheme for the BTR and co-living units in compliance with part b) of this condition and details of a Mechanical Ventilation and Heat Recovery (MVHR) system for the relevant buildings (capable of overcoming thermal overheating as defined in Approved document Part L1A) shall be submitted to and approved in writing by the Local Planning Authority.
- d) Prior to first Occupation of the BTR and co-living units the sound and vibration scheme shall be fully implemented (including the installation of the approved MVHR systems). The sound and vibration insulation scheme shall be permanently

maintained in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the Development does not prejudice the amenities enjoyed by occupiers of properties within the Development and in the vicinity in accordance with Policy DM 1 and DM 12 of the Harrow Local Plan Development Management Policies (2013).

44.Noise Insulation (Drinking establishment)

Prior to commencement of Above Ground (superstructure) works, details of sound insulation measures of the separating floor between the drinking establishment and the co-living units, to meet the standards of Building Regulations Approved Document E, shall be submitted to and approved in writing by the Local Planning Authority. The approved noise attenuation measures shall be fully implemented prior to the first Occupation of the Development and retained thereafter.

Reason: To obtain required sound insulation and prevent noise nuisance in the interest of the amenity of future occupants in accordance with Policy DM 1 and DM 12 of the Harrow Local Plan Development Management Policies (2013).

45.Women's Night Safety Charter

Prior to first Occupation, evidence confirming that the operators of the drinking establishment and co-living units have signed up to the Mayor of London's Women's Night Safety Charter ('WNSC'), shall be submitted to and approved in writing to the Local Planning Authority. The commitment to the pledges set out in the WNSC shall be retained and maintained thereafter.

Reason: To provide a safe, secure and inclusive environment where all women feel confident and welcome at night in accordance with Policies D3, D5 and D11 of the London Plan (2021).

INFORMATIVES

1. Considerate Contractor Code of Practice

The developer's attention is drawn to the requirements in the Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

2. Liability for Damage to Highway

The developer is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The developer is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the developers' expense. Failure to report any damage could result in a charge being levied against the property.

3. Sustainable Drainage Systems

The developer is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2023) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. The London Plan requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The developer can contact Harrow Drainage Section for further information.

4. Foul Water disposal

To ensure that the necessary construction and design criteria for the Development follow approved conditions, the developer should contact Thames Water Utilities Limited and the Harrow Infrastructure Team at the earliest opportunity.

5. Surface water disposal

For allowable discharge rates, the developer should contact Harrow Drainage Services at the earliest opportunity.

6. Network Rail

The developer is to ensure that the proposal meets with the requirements (in addition to any planning consent) of Network Rail's Asset Protection team and Network Rail's Property Services team who are managing this proposal to ensure the development does not impact the safe operation & integrity of the railway both during construction and as a permanent arrangement

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor for Planning, Regeneration and the Fire Service acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA 2025/1007/S3.

The Deputy Mayor for Planning, Regeneration and the Fire Service has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 39 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

John Finlayson
Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

Schedule of approved drawing numbers and documents

Schedule of approved plans and documents
Drawings
Proposed GA Basement Level 23018-P1-109-Rev2
Proposed GA Level L00 Lower Ground Floor 23018-P1-110-Rev4
Proposed GA Level L01 Ground Floor 23018-P1-111-Rev4
Proposed GA Level L02 23018-P1-112-Rev3
Proposed GA Level L03 23018-P1-113-Rev3
Proposed GA Level L04 23018-P1-114-Rev3
Proposed GA Level L05 23018-P1-115-Rev3
Proposed GA Level L06 23018-P1-116-Rev3
Proposed GA Roof Plan 23018-P1-117-Rev2
Proposed Site Sections A and B 23018-P2-200-Rev2
Proposed Site Sections C and D 23018-P2-201-Rev2
Proposed Street Elevations 23018-P3-200-Rev2
Sitewide Roof Plan Landscape Render 3295.MA.900_P04
General Arrangement Plan, Lower Ground Floor 3295.MA.1000_P05
Proposed Level LB Basement Plan Blocks A & B 23018-P1-200-Rev2
Proposed Level L00 Lower Ground Floor Blocks A & B 23018-P1-202-Rev2
Proposed Level L00 Lower Ground Floor Blocks C & D 23018-P1-203-Rev4
Proposed Level L01 Ground Floor Blocks A & B 23018-P1-204-Rev2
Proposed Level L01 Ground Floor Blocks C & D 23018-P1-205-Rev4
Proposed Level L02 Blocks A & B 23018-P1-206-Rev2
Proposed Level L02 Blocks C & D 23018-P1-207-Rev2
Proposed Level L03 Blocks A & B 23018-P1-208-Rev2
Proposed Level L03 Blocks C & D 23018-P1-209-Rev2
Proposed Level L04 Blocks A & B 23018-P1-210-Rev2
Proposed Level L04 Blocks C & D 23018-P1-211-Rev2
Proposed Level L05 Blocks A & B 23018-P1-212-Rev2
Proposed Level L05 Blocks C & D 23018-P1-213-Rev2
Proposed Level L06 Blocks A & B 23018-P1-214-Rev2
Proposed Level L07 Blocks A & B 23018-P1-216-Rev2
General Arrangement Plan, Roof Terraces 3295.MA.1100
Proposed Sections / Courtyard Elevations, Blocks B and C 23018-P2-100-Rev2
Proposed Sections / Courtyard Elevations, Blocks C and D 23018-P2-101-Rev2
Block A, Proposed Kenton Road Elevation 23018-P3-100-Rev2
Block A, Proposed Carlton Avenue Elevation 23018-P3-101-Rev2
Block A, Proposed Courtyard Elevation 23018-P3-102-Rev2
Block A, Proposed Railway Elevation 23018-P3-103-Rev2
Block B, Proposed Courtyard Elevation 23018-P3-104-Rev2
Blocks B and C, Proposed Carlton Avenue Elevation 23018-P3-105-Rev2
Block D, Carlton Avenue Elevation 23018-P3-106-Rev2
Blocks B and C, Proposed Railway Elevation 23018-P3-107-Rev2
Block D, Proposed Railway Elevation 23018-P3-108-Rev2
Block D, Proposed Side Elevation 23018-P3-109-Rev2
Bay Study - Kenton Road Façade (Type A) 23018-P4-100-Rev2

Bay Study - BTR Facade (Type B) 23018-P4-101-Rev2
Bay Study - Carlton Avenue Façade (Type C) 23018-P4-102-Rev2

Approved planning documents

- Planning Statement
- Design and Access Statement
- Landscape Strategy Design Statement
- Landscape Maintenance and Management Plan
- Harrow Co-living Needs Assessment
- Operational Management Plan
- Heritage, Townscape & Visual Impact Assessment
- London Plan Fire Statement
- Planning Gateway One Fire Statement Form
- Statement of Community Involvement
- Contextual Daylight, Sunlight and Overshadowing Assessment
- Internal Daylight, Sunlight and Overshadowing Assessment
- Sustainability Statement
- Energy Strategy Report
- GLA Carbon Emissions Reporting Spreadsheet
- Be Seen Spreadsheet
- Air Quality Assessment
- Noise and Vibration Impact Assessment
- 'Rapid' Health Impact Assessment
- Healthy Streets Transport Assessment (updated January 2026)
- Delivery and Servicing Management Plan
- Operational Waste Management Plan
- Travel Plan
- Outline Construction Logistics Plan
- Flood Risk Assessment and Sustainable Drainage Strategy
- Contaminated Land Assessment
- Preliminary Ecological Appraisal
- Biodiversity Net Gain Assessment
- Biodiversity Net Gain Metric
- Arboricultural Impact Assessment
- Circular Economy Statement
- GLA Circular Economy Statement
- Whole Life Carbon Assessment
- Whole Life Carbon Assessment Template
- Pre-Demolition Audit
- Pre-Redevelopment Audit
- Pedestrian Level Wind Microclimate Assessment
- Construction and Environmental Management Plan

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.