



Case study

# Redrow Homes

Lyon Square



**When Redrow Homes bought the site of two disused office buildings in Harrow, with planning consent for a residential-led mixed-use redevelopment, we helped them secure permission for an enhanced scheme.**

The site, on the eastern edge of Harrow Town Centre, was previously occupied by Lyon House and Equitable House, but only the concrete frames of these 1960s office buildings remained.

Permission had been granted in 2012 for a redevelopment that would provide new residential units, office space and a mixture of other uses at ground floor level.

Having acquired the site in 2013, Redrow wanted to alter the redevelopment proposals to meet their high standards of living accommodation and also ensure that the scheme accorded with planning policy as well as space, ceiling height and accessibility standards.

With the clock ticking on the validity of the existing permission, we worked with Redrow and other members of the project team to devise an enhanced scheme and develop an effective planning strategy. We undertook detailed discussions with Harrow Council's planning officers to ensure that the revised proposals could fall within the scope of an amendment application. Instead of submitting a new application, which would trigger additional planning obligations and increase the financial burden, we were able to seek permission through a Section 73 amendment application.





The application achieved unanimous approval within the challenging timeframe and Redrow were able to bring forward an important redevelopment, contributing to the regeneration of the area.

Redrow subsequently instructed us to submit a second Section 73 Minor Material Amendment (MMA) application, to increase the number of units from 287 to 310, with 59 affordable units. In September 2015, Harrow Council's Planning Committee voted to support the application – thereby enabling Redrow to deliver the 23 additional units, of which 10 will be affordable. The scheme also includes landscaping and public realm improvements to Lyon Road and St John's Road. A Deed of Variation for the Section 106 legal agreement is currently being finalised.

### Summary of achievements

- Provision of advice on planning matters and parameters
- Preparation and Submission of S73 amendment applications
- Coordination of the consultant team
- Discussions with the planning officers
- Consultation strategy advice
- Enabling the delivery of a mixed use development in accordance with national and local planning policy objectives
- Planning permission obtained ahead of schedule
- Use of a Planning Performance Agreement (PPA) to drive the pre-application and post submission process and secure a timely decision
- Detailed negotiation on approach and planning mechanisms to provide Redrow with the optimum planning strategy

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