

**Committee Report
Planning Committee on 30 November,
2005**

**Item No.
Case No.**

**1/10
05/2639**

RECEIVED: 27 September, 2005

WARD: Mapesbury

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Cricklewood Homeless Concern, 60 Ashford Road, London, NW2 6TU

PROPOSAL: Demolition of existing building, erection of part two-storey, three-storey and four-storey building, with lower ground and basement levels, for use as day-care centre and primary treatment centre for homeless people

APPLICANT: Cricklewood Homeless Concern

CONTACT: Hazle McCormack Young

PLAN NO'S: 1092-100D, 1092-151E, 1092-152D, 1092-153C, 1092-154C, 1092-155A, 1092-157B, 1092-158A, 1092-159A, 1092-160A, 1092-162B, 1092-163, 1092-102, 1092-104, 1092-105. Drawings to be revised.

RECOMMENDATION

Grant planning permission.

EXISTING

The subject site contains a two-storey Victorian/Edwardian building that was reportedly built in the early 1900s as a dwellinghouse and factory which were later combined into one premises. The existing building appears as a terrace of three separate buildings of differing height, albeit with a single entrance within the frontage. The bulk of the southern element reflects that of the semi-detached and terraced dwellings within the surrounding area. The larger northern element of the building appears as two buildings which roughly replicate the frontage widths within the surrounding area. This element is approximately 1.4 m higher than the buildings within the surrounding area. The context of this site is set by the terraced and semi-detached dwellings which constitute the predominant form of development within the vicinity, and also by Ashford Court, a 9-storey 1930s block of residential units which towers above all built forms within the surrounding area. The subject building is not within a Conservation Area. Neither Ashford Court or the subject building are listed. The use of the building for community purposes (Use Class D1) was established through the 1977 planning consent.

PROPOSAL

Demolition of existing building, erection of part two-storey, three-storey and four-storey building, with lower ground and basement levels, for use as day-care centre and primary treatment centre for homeless people.

HISTORY

H5902 4164 – Use of premises as community centre and place of worship, **Granted (1977)**

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004

- STR14 New development will be expected to make a positive contribution to improving the quality of the urban environment in Brent by being designed with proper consideration of key urban design principles relating to: townscape (local context and character) urban structure (space and movement), urban clarity and safety, the public realm (landscape and streetscape), architectural quality and sustainability.
- STR37 Accessible community facilities to meet the needs of the Borough will be permitted.
- BE2 Proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces, materials and townscape features that contribute favourably to the area's character and not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Conservation Areas.
- BE3 Proposal should the regard for the existing urban grain, development pattern and density in the layout of development site.
- BE4 Access for disabled people
- BE6 A high standard of landscape design is required as an integral element of development schemes.
- BE7 A high quality of design and materials will be required for the street environment.
- BE9 Creative and high-quality design solutions specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.
- CF2 This policy seeks to ensure that community facilities that serve a neighbourhood or district function are located in or adjoining a town or local centre. Where there are no suitable sites within these areas, such facilities should be located on sites with moderate or better public transport facilities. Proposal that serve local catchments can be situated elsewhere within residential areas subject to the protection of residential amenity.
- TRN22 Parking standards for non-residential developments. The level of parking for D1 uses will be restricted to no greater than the standards in PS12.

Brent Supplementary Planning Guidance

SPG17 *Design Guide for New Developments*

Sets out the general design standards for development and has regard to the character, design and appearance of developments, the design layout with respect to the preservation of existing building lines, size and scale of buildings and structures, and privacy and light of adjoining occupants. This policy guidance document addresses residential densities, minimum sizes for residential dwellings, external finishing materials, amenity spaces and parking related issues.

The above policies and guidance seeks to ensure that development should not significantly affect the amenities of the occupiers of the neighbouring properties and should be in keeping with the design, scale and character of the surrounding area.

SUSTAINABILITY ASSESSMENT

The Sustainability Assessment has been graded at 25.5 % and accordingly falls within the "Fairly Positive" rating.

CONSULTATION

Public

Initial consultation period (**14 October to 9 November 2005**)

210 neighbours were consulted.

Letters of objection were received from the residents of the following dwellings:

- 5, 19, 42 and 138 Ashford Court, Ashford Road
- 57 Ashford Road
- 1, 3 and 7 Olive Road
- 4, 6, 8, 10, 12, 14, 16, 18, 20A, 22 and 34 Cedar Road
- 150 Anson Road

These letters included some or all of the following issues and concerns:

Use

- The proposal will exacerbate the impacts of the existing use through the increased intensity of use of the premises. The current impacts include homeless people and youths sleeping in communal areas of Ashford Court, other anti-social behaviour by users outside of the opening hours of the centre which include the taking of drugs and consumption of alcohol, crime in the vicinity of the site, noise and disturbance from people arriving and leaving the centre;
- The proposal will increase the services offered within the centre and would constitute a change of use. This level of planning expansion is unacceptable within a residential area;
- The use would be more appropriate for an alternative location that is not wholly residential;
- If the site was vacated and sold in the future then there is potential for residential use which would exacerbate parking and congestion issues;

Design, mass and density

- The density of occupation within Ashford Road is already high and will be increased by the proposal;
- The proposal represents the demolition of a building that has architectural merit which should be renovated rather than demolished;
- The proposed building is not in keeping with the predominantly Victorian/Edwardian housing within the immediate vicinity;
- The proposed building will have an adverse impact on the privacy of adjoining properties;
- It will also result in the loss of light and outlook due to significant increase in bulk from that of the existing building
- The height is greater than that of the existing building and is not in keeping with its context which should be considered with regard to the surrounding houses rather than Ashford Court
- Impact on the vistas of a number of residences;

Transportation

- Increased on-street parking and congestion;

Other issues

- The applicants have not submitted plans which show that renovation of the existing building is not feasible
- Disruption during construction process
- Impact on housing prices in local area;

The freeholders of Ashford Court, The Tannen Group, have objected to the scheme, reiterating the concerns of the local residents with regard to the entry and use of communal areas of Ashford Court by homeless people and the existing high density of occupation within Ashford Road.

A letter of support has been received from the residents of 8A Ivy Road noting the following points:

- The proposed building is taller than the existing, but a material change in its appearance allows it to relate to the existing/neighbouring urban fabric;
- The modern, forward thinking design should be welcome as Cricklewood has a wealth of Victorian/Edwardian houses and the site is not within a Conservation Area;
- The proposal will not affect the light and outlook of 8A Ivy Road;
- The provision of a shelter for homeless will help to solve the problems of homelessness and attract the homeless from illegal shelters;
- It is irrelevant whether the proposal represents a change in use as providing a mixed use neighbourhood that serves every resident will lead to a sustainable community.

Internal

Transportation: No objection: As the site for the proposed centre is within the CPZ with good access to public transport and close to the Town Centre (Cricklewood Broadway), the application can be supported on transportation grounds. A condition should be attached requiring cycle parking at a rate of 1 space per 5 staff.

Landscape Design: No objection: There are no existing important landscape features on site. The extent of the built development prevents landscaping/tree planting that is in scale with the building. It is therefore appropriate to require a Section 106 contribution for off-site landscaping, particular tree planting. This Section 106 requirement could be overcome through by reducing the size of the excavated area to the rear of the building, thus allowing the planting of trees at the rear boundary of the site.

Vectra (Disabled Access Consultants): A number of points should be confirmed in order to ensure the building provides adequate access for disabled people.

Environmental Health: No objection: Details should be submitted with regard to the extract equipment and vent. A condition should be attached with regard to general control over works.

Supported Housing:

Day Centre:

Brent Housing Service has supported CHC in their bid to the ODPM for capital to develop this day centre which is seen as a very valuable resource in providing holistic services to homeless people in the borough, and will continue to work closely with CHC and the Drug and Alcohol Action Team to ensure the centre operates effectively as part of a wide range of services addressing the needs of vulnerable single homeless people in Brent.

Substance Misuse:

Figures from Brent Drug Action Team (DAT) show the numbers of people with drug misuse problems in structured treatment steadily increasing in recent years, with further steady increases in numbers expected. Brent DAT as one of its key priorities has established the need for more effective care co-ordination through the development of a through care and aftercare team for CHC. In relation to alcohol Brent is poorly served in comparison to drug services. There is one treatment centre in the borough located at Willesden Junction and the development of the property in Cricklewood will allow satellite provision to be developed. Street drinking is a major cause of concern for the Kilburn and Cricklewood area in relation to people being able to access treatment and reducing alcohol related violence and anti social behaviour in the local area.

External

Mapesbury Residents' Association: Objection to the proposed development due to the impact on the immediate neighbouring residents with respect to:

- The overwhelming bulk very close to adjacent houses;
- The brash and indifferent modern design which is disrespectful of the local vernacular. It is poorly proportioned and has a lack of hierarchy of detail and transition between elements.
- The intensification of a non-residential use within a residential area. Proposal almost doubles the floor area of the building.
- The large area of offices will translate to an increase in traffic and parking problems for neighbouring residents.
- Proposed materials are not sympathetic to the area.

A personal letter of support was received from Judy Langley of the Mapesbury Residents' Association noting the following points:

- The improvements are essential to enable the provision of a comprehensive and effective service for their very vulnerable clients;
- Clients will be accompanied at all times on the upper floors and therefore will not invade the privacy of neighbouring residents;
- The garden will be at basement level which will further reduce the potential loss of privacy.
- The height of the proposed development appears more acceptable due to the height of the adjacent apartment block;
- Care needs to be taken to ensure that the building is sympathetic to the Victorian and Edwardian properties and does not dominate any more than the present building.
- There are no parking problems near to the site and the organisation do not need any parking for its 17 current staff. The number of parking permits that the centre is eligible for could be restricted if this is seen to be a significant issue.

REMARKS

This report has been compiled with regard to the revised drawings that were received by the Council on 12 October 2005 and the indicative drawings received on 17 October 2005. The later details revisions that have been agreed in principle and include an increased set-in from the southern and northern boundaries at second and third floor level and an increased set-back from the front boundary.

Cricklewood Homeless Concern (CHC) are a charitable organisation who work closely with a number of partners to provide invaluable services to support and enable homeless people to integrate into the wider community. These partners include Brent Primary Care Trust, Brent Social Services, Brent Housing Department, and Brent Community and Alcohol Services.

CHC identified that their existing building at 60 Ashford Road is unfit for their purposes as the nature of the use and internal layout is such that it does not meet the organisations requirements with regard to the security of staff, confidentiality for clients (with particularly reference to the need for private interview/work rooms) and disabled access to the facilities for both staff and clients. The existing building was seen to constitute a poor and inefficient use of the internal floor space.

The potential to refurbish rather than redevelop the site was explored but CHC concluded that refurbishment would not realise their long term space requirements and would therefore be likely to lead to the requirement for further expansion in the future. It was also identified that redevelopment would be more cost effective than refurbishment and would lead to lower ongoing management costs. This was seen to be an important factor given the charitable status of the organisation.

This application seeks permission for the demolition of the existing two-storey Victorian/Edwardian building at 60 Ashford Road and construction a new building up to four-storey's. The design and layout of the new building is intended to provide a more welcoming, safe environment for both staff and clients that has more flexibility in the use of rooms, good accessibility for all floors, confidential areas for one-to-one work and disabled access and facilities that meet the current regulations.

Mass and Bulk

The geometry of the subject site and surrounding properties is such that the existing building is located in relatively close proximity to the residential dwellings at 1 Larch Road, 1-7 Olive Road and 4-8 Cedar Road. A great amount of care has accordingly been taken to ensure that the proposed development does not constitute a significant increase in height or bulk in near to the boundary with these properties where it may have a significant adverse impact.

The ground and first floors of the proposed building do not represent a significant increase in the height or bulk from that of the existing building in proximity to any of the aforementioned boundaries and in fact represents a reduction in bulk immediately adjacent to the southern and western boundaries. The impact of the proposed development with regard to the light and outlook of adjoining dwellings will therefore be limited to the proposed second and third floors.

It is specified within SPG17 that new development that is less than 40 m from the nearest dwelling should not exceed 45 degree line taken at 2 m height from the rear boundary of the site or a 30 degree line (again taken at 2 m height) from the nearest habitable room in order to ensure that it does not cause an unduly detrimental loss of light or outlook to the residents occupiers of the adjoining dwellings.

The rear wall of the proposed building complies with this guidance while the northern and southern flank walls of the both existing and originally proposed buildings do not.

This will have the greatest impact on the southern boundary of the site due to the relatively short separation distance (approximately 14 m garden length) from the rear wall of the dwellings at 1-7 Olive Road to the boundary with the site. The increased bulk in proximity to this boundary would affect the relationship with these houses but should not affect the provision of sunlight due to their location directly south of the subject site.

The proposed second floor has now been set in from the southern boundary by approximately 4.2 m, achieving a net reduction in the bulk of the building adjacent to this sensitive boundary. The level of the resulting second floor eaves coincides approximately with a 30 degree line from the eaves of the existing building. Such a 30 degree line is used in relation to the nearest habitable room windows to ensure that new development does not have an unduly detrimental impact on the light and/or outlook for adjoining occupiers. Your officers consider it appropriate to apply such a standard to ensure that an increase in bulk and height associated with a proposed development is not unduly detrimental to the adjoining residents in situations

where the existing building does not comply with the Council's guidance. The removal of the southern gable and resulting reduction in mass on this boundary more than compensates for the small projection of the third floor eaves above the aforementioned 30 degree line which is sited some 4.2 m from the boundary.

The proposed third floor has been set in an additional 1.6 m from the second floor flank wall. While this third floor would not follow a 30 degree line, this element would be set 5.8 m from the southern boundary and will coincide with the ridge line of the larger northern element of the existing building which is only 1.6 m below roof level of this floor.

The impact of the lower floors of the proposed building on the light and outlook of No. 1 Larch Road would be limited by the presence of a two-storey 'garage' feature directly north of the subject site. While the garage obscures much of the view of the ground and first floor, the development may be visible above the aforementioned garage. Your officers accordingly consider it appropriate to apply a 30 degree line to the proposed development that is taken from the ridge line of this two-storey garage. The rear element of the second floor has been set 1.1 m in from the flank wall of the ground and first floor. The applicants have proposed a stepped configuration for the third floor. The proposed development does not compromise the aforementioned 30 degree line with respect to the second floor and the rearward portion of the third floor. The front part of the third floor will exceed this line as it is stepped out from the rear section. However, this third element of the floor does not compromise a 45 degree line from the rear facing habitable room windows of 1 Larch Road, thus reducing the impact the additional bulk may have.

The distance from the existing building to the dwellings to the rear of site is greater than that to the buildings north and south of the subject site. However, there remains sensitivity with regard to potential impacts on the outlook from these properties and the above reductions help to reduce the scale of the building when viewed from the rear of these houses.

The front wall of the proposed building initially included a three-storey pinch-point feature that projected to within 0.2 m of the front boundary. This is likely to result in a building that appears overbearing from the Ashford Road pavement with an according adverse impact to the streetscape. The applicants indicated within the indicative drawings that this feature to be re-designed so that it had a stronger reflection of a building line that is set 1.6 m from the front boundary.

Design and Context

The applicants have proposed a contemporary design within a setting that is predominantly characterised by Victorian/Edwardian two-storey terraced and semi-detached dwellinghouses. However, this site is not located within a Conservation Area, is situated in close proximity to the Cricklewood Broadway shopping centre and is directly opposite a 9-storey 1930s block of flats, Ashford Court.

Objectors have argued that the context of this building is set by the two-storey residential dwellings rather than the large and obtrusive Ashford Court. However, the presence of this building cannot be ignored.

The proposed building is greater in height and bulk than that of the existing and immediately adjoining buildings, but is dwarfed by Ashford Court. The applicants have included articulation within the design and appearance of the building that reduces the visual bulk of the building, breaking the frontage down into four units which reflect the width of the buildings within the vicinity. The varying use of materials provides further articulation of the built surfaces.

Lightweight materials (vertical timber cladding with single ply membrane roofing) has been proposed for the third floor, emphasising the reduced size and bulk of this floor.

Landscape Design

The proposal includes raised planting areas to the front of the building and soft landscaping around the rear boundaries of the site. The applicants have agreed to provide amended drawings which detail an excavated area of reduced size to the rear of the site which will allow the planting of trees around the perimeter of the rear boundary. These drawings are to be received prior to the Committee site visit and will be included within a supplementary report.

Transportation

The existing building, which is located within a Controlled Parking Zone and in close proximity to pay and display parking, does not have any off-street parking. The expansion of the use will inevitably lead to an increase in the staffing requirement for the site. However, the site has good public transport accessibility and it is reasonable to expect that staff will continue to use public transport for their commute to work and the restriction of staff parking is in keeping with the Council's objectives to encourage the use of public transport for sites that have good public transport accessibility and are close to Town Centres. The presence of the

aforementioned CPZ will ensure that staff cannot park within the locality.

Given that the proposal could not result in additional on-street parking due to the presence of a CPZ, it is not appropriate to require any Section 106 contributions for non-car travel.

Cycle parking should be provided at a rate of 1 space per 5 workers. No cycle parking has been proposed. However, the applicants have expressed the intention to provide such parking to the side/rear of the development. An appropriate condition should be attached.

Given the nature of the use, it is unlikely that clients of the centre will require parking.

Expansion of the existing use

The proposal will result in the improvement of the services provided at this location rather than a change in use. The applicants do not initially anticipate an increase in the total number of clients to whom assistance is provided, but rather allow staff to work more intensively with the existing clients.

The day to day footfall for the building is predicted to increase by 50 % due to the increased intensity of assistance provided to clients. It is anticipated that the day centre which operates on a "drop-in" basis will cater for approximately 30 people per day while the substance misuse service is expected to average 15 people per day. These services are currently provided within the existing building.

In addition, the existing building is used by community groups in the evening. This use is not related to the day to day CHC business, but rather is made available for groups such as Alcoholic Anonymous. A total of 15 people per evening are anticipated for this community use. Such use is of benefit to the local community and it would be advantageous for this to be included within the redevelopment. The applicants have indicated that this use will be restricted to the third floor. An appropriate condition should be attached.

The day centre is to operate between the hours of 10am and 4 pm Monday to Wednesday, Friday and Saturday while the substance misuse component will operate by appointment on Monday to Wednesday and Friday.

Local residents have concern regarding antisocial behaviour by CHC clients which includes sleeping in the communal areas of Ashford Court and the consumption of drugs and alcohol in the vicinity.

CHC have indicated that the premise is not a "detox" centre as all clients must be 'clean' in order to use their services. The large majority of CHC users have accommodation and the centre also helps clients to find solutions to their housing problems. The redevelopment will allow the centre to operate for longer hours which will bring the homeless off the streets for greater periods of the day and increase the level of assistance that can be provided to the clients. CHC have also indicated that they are will to work with the local community to address the reported problems through a new project called Brent Outreach Support Services which aims to identify/search for people who are sleeping on the streets or rough sleeping and encourage them to come into their centre so that they can begin to work with them. This service is not based at 60 Ashford Road, but operates in the locality.

Brent Housing Service have indicated that the CHC centre is a valuable resource that provides holistic services to homeless people in the Borough, and will continue to work closely with CHC and the Drug and Alcohol Action Team to ensure the centre operates effectively as part of a wide range of services addressing the needs of vulnerable single homeless people in Brent.

Conclusion

The applicants have stressed that the proposal makes a qualitative as much as quantitative increase in the services it has provided for many years. While there this would represent an increase in client numbers and therefore visits, they have emphasised that the services provided and the characteristics of the clients is unlikely to result in the concerns expressed by some objectors. Within the reductions to the scale of the building, it is how that that, on balance, the proposal can be recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) The premises shall be used as a day-care and primary treatment centre for homeless people while the third floor may also be used for other community purposes and the premises may not be used any other purposes within Use Class D1 as specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended nor for any other purpose without the prior permission of the Local Planning Authority. The premises shall not be used for functions.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

- (4) Notwithstanding the plans hereby approved, details of materials for all external works and surfaces including hardstandings and pedestrian footpaths shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The approved details shall be fully implemented.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (5) During construction on site:-
- (a) The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site.
 - (b) The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays.
 - (c) Vehicular access to adjoining and opposite premises shall not be impeded.
 - (d) All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only.
 - (e) No waste or other material shall be burnt on the application site.
 - (f) All excavated topsoil shall be stored on the site for reuse in connection with landscaping.
 - (g) A barrier shall be constructed around the site, to be erected prior to demolition.
 - (h) A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

- (6) Prior to the commencement of development:
- (a) A site investigation shall be carried out by a person approved in writing by the Council to determine the nature and extent of any contamination on site. The investigation shall be

carried out in accordance with a scheme, submitted to and approved in writing by the Local Planning Authority, that included the results of any research and analysis undertaken, as well as remediation measures required to contain, treat or remove any contamination found.

(b) A completion report and certification of completion shall be provided to the Local Planning Authority by a person approved in writing by the Council stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use.

All details as are approved shall be fully implemented.

Reason: So that satisfactory site assembly measures are taken to protect the environment prior to the commencement of development.

- (7) Notwithstanding the plans hereby approved, a detailed landscaping scheme which includes plant species, plant sizes and planting densities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works on the site. The landscape works are to be completed during the first available planting season following occupation of the approved development shall be maintained thereafter. Any trees or other vegetation that die within 5 years of planting shall be replaced in accordance with the approved landscape scheme.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- (8) Notwithstanding the plans hereby approved, details of the boundary treatment and any other means of enclosure, hard landscaping materials, screening of the refuse area, means of providing secure, weatherproof storage for 4 bicycles shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The details are to be fully implemented.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- (9) No water tank, air conditioning plant, lift motor room or other roof structure, other than that detailed within the drawings hereby approved, shall be erected above the level of the roof without the further written consent of the Local Planning Authority.

Reason: To ensure that such further structure(s) do not prejudice the amenity of the neighbouring occupiers.

- (10) Notwithstanding the plans hereby approved, details of suitable and sufficient apparatus for the neutralisation of all effluvia from the processes of cooking shall be submitted to and approved in writing by the Local Planning Authority before works commence on site. These details must be implemented in full and thereafter maintained in accordance with the Council's standards. The discharge outlets shall terminate 1m above eaves level or dormer window. Activated charcoal and grease filter shall be installed to prevent grease and odours being discharged. The development must not proceed without the Local Planning Authority's approval of the proposed scheme.

Reason: To safeguard the amenities of the adjoining occupiers.

- (11) Any extract ventilation fan shall be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises. The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The development must not proceed without the Local Planning Authority's approval of the proposed scheme.

Reason: To safeguard the amenities of the adjoining occupiers.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Untitled document including information on CHC, it's redevelopment project and relocation strategy;
Summary response; Design Statement.

Any person wishing to inspect the above papers should contact David Glover, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: Cricklewood Homeless Concern, 60 Ashford Road, London, NW2 6TU

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