



Supplementary Planning Committee

Thursday 14 July 2016 at 6.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
Hylton
Long
Maurice
Moher
J Mitchell Murray
Pitruzzella

Substitute Members

Councillors:

A Choudry, Colacicco, Daly, Ezeajughi, Hoda-Benn, Kabir, Khan and Naheerathan

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Democratic Services Officer
020 8937 1354; joe.kwateng@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:
democracy.brent.gov.uk

The press and public are welcome to attend this meeting

There will be no Members' briefing.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
2. 5-9 Chippenham Gardens, London NW6 5LH (Ref. 16/1191)	Kilburn	1 - 2
3. 40 St Gabriels Road, London NW2 4SA (Ref. 16/0130)	Mapesbury	3 - 4

Agenda Item 03

Supplementary Information Planning Committee on 14 July, 2016

Case No.

16/1191

Location	5-9 Chippenham Gardens, London, NW6 5LH
Description	Demolition of existing buildings at 5-9 Chippenham Gardens, Kilburn Park Post Office and 4-26 Stuart Road (even numbers) and construction of part-four, -five and -six storey building comprising 52 self contained flats (24 x 1 bed, 19 x 2 bed and 9 x 3 bed) with associated highway works, hard and soft landscaping, cycle and refuse provision and alterations to Chippenham Gardens

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Your Officers have been made aware that an objector to the application has made submissions to the Council's South Kilburn Regeneration team, which include some comments specific to this case. The basis of the comments is that the proposal departs from the South Kilburn Masterplan (described in the objectors e-mail as the Neighbourhood Masterplan) and the lack of retained commercial frontage facing Chippenham Gardens. The site specific justification and commentary is expanded upon in points 2.1 and 4.2 within the main report. It is the view of your officers that the proposal is both broadly consistent with the aims and objectives of the South Kilburn Masterplan and in particular those parts relating to the Village Quarter particularly in terms of the density and scale of the proposal, its relationship with Chippenham Gardens--which is a significant improvement in your Officers' opinions--and the wider Development Plan, despite the proposal not including re-provision of the Post Office for reasons set out in the main report.

Recommendation: Remains as set out in the original report

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Agenda Item 04

Supplementary Information Planning Committee on 14 July, 2016

Case No. 16/0130

Location	40 St Gabriels Road, London, NW2 4SA
Description	Conversion of dwellinghouse into 3 self-contained flats (1 x 3 bed, 1 x 2bed and 1 x 1bed) to include one rear dormer windows, x7 rooflights, single storey rear infill extension and associated external alterations to the side window, re-instatement of original windows and door, new bi-folding doors to the rear ground floor, cycle parking spaces, bin stores, amenity space and front boundary alterations

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Your officers have received further representations from neighbours, which are as follows:

- *Confirmation that original windows will be restored in the property.*

Your officers have suggested a condition (number 5 within the Draft Decision Notice) which requires the submission of further details of reinstated windows and door prior to the occupation of the development.

- *Request that cycle and bin storage is shown prior to the Committee.*

Your officers have received a revised ground floor plan to show proposed cycle and bin storage for the units. These are available online.

- *Objection to the ground floor side facing glazing-*

Your officers are not of the opinion that the obscure glazing would cause undue privacy and overlooking issues to the neighbouring properties, however if members are minded to approve the application, a condition could be placed on the consent requiring the side facing glazing to be obscure glazed for the lifetime of the development.

- *Objection to the amount of rooflights proposed-*

Your officers do not believe that the amount and use of the rooflights would cause undue detrimental harm to the privacy and general amenity of the neighbouring property.

- *Neighbouring residents have raised further concerns with regards to the levels of parking within the development and the potential overspill onto the street.*

Your officers consider that the proposal provides an adequate amount of off street parking with the development and consider that any surplus parking can be safely accommodated on this lightly parked street, in line with policy H19 and as described in section 6.4 - 6.6 of the Committee Report.

Recommendation: Remains as set out in the report

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