



## Supplementary

**Tuesday 22 May 2012 at 7.00 pm**

Committee Rooms 1, 2 and 3, Brent Town Hall, Forty Lane, Wembley, HA9 9HD

### Membership:

#### Members

Councillors:

Ketan Sheth (Chair)  
Daly (Vice-Chair)  
Aden  
Baker  
Cummins  
Hashmi  
John  
CJ Patel  
RS Patel  
Krupa Sheth  
Singh

#### first alternates

Councillors:

Thomas  
Long  
J Moher  
Kansagra  
Ms Shaw  
Cheese  
Van Kalwala  
Hopkins  
Gladbaum  
Oladapo  
Hossain

#### second alternates

Councillors:

R Moher  
Naheerathan  
Moloney  
HB Patel  
Allie  
Beck  
Butt  
Lorber  
Harrison  
Powney  
Mashari

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020 8937 1354, [joe.kwateng@brent.gov.uk](mailto:joe.kwateng@brent.gov.uk)

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**The press and public are welcome to attend this meeting**

**Members' briefing will take place at 5.30pm in Committee Room 4**

# Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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# Agenda Item 11

## Agenda Item 03

### Supplementary Information

### Planning Committee on 22 May, 2012

Case No.

11/0876

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Location	Green Man, High Street, London, NW10 4TS
Description	Erection of glazed extension to the rear to replace existing unauthorised rear extension; creation of 5 flats at upper floors to replace existing unauthorised 10 bedsits; external stair replacement at the rear and refuse storage, reinstatement of the front, side and rear windows at 1st and 2nd floor level and replacement of side entrance doors on both side elevations and new gate to the front elevation, external lighting at residential entrance on Rucklidge Passage and provision of new CCTV camera at the junction of Rucklidge Passage and Rucklidge Avenue ("car-free" scheme).

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Members visited the site on Saturday 19th May.

An email received from Cllr Powney states that subject to the protection of the frontage regarding awning and decking he is in support of granting permission. The application does involve the removal of the awning and decking and a condition is recommended to reinforce this requirement. The removal of the decking will not directly affect disabled access but the applicant may need to make alterations to the ramped access arrangement. An additional condition is recommended to address this.

Members on the site visit noted an opening on the left side of the building where the replacement of fenestration had interfered with original header bricks. This is the door to the basement which does not align with the arched bricks above, installed with poor detailing in its surrounding finish as acknowledged by the applicants. This will be replaced as part of this application and access to the basement will be through the building.

The description of the development has been revised for clarity to add that the replacement windows, as well as to the front and rear, also includes side windows. All windows will be replaced with timber windows of the appropriate character.

Cllr Hector has enquired about how the Council can ensure the contribution is made towards CCTV, this will be required by a legal agreement which will need to be completed before permission can be formally granted. The agreement will require the contribution of the sum agreed on the material start of the work to the building and using this money the Council will install the CCTV camera itself. If this was not forthcoming the Council is able to take all necessary action to ensure this is provided. A condition requires the applicant submit detail of the lighting proposed to improve the character of the entrance, the exact location and design will be agreed by the condition. If this was not implemented it would be a breach of the planning permission on which enforcement officers would be able to act and require the full implementation of the approval.

#### Conditions to be added:

1) The decking, fencing and awnings at the front of the building must be removed, no structures or additions shall be replaced without being submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure there are no alterations which harm the integrity of the Listed Building.

2) Details of the new gate to the yard area including materials and design shall be submitted to and approved in writing by the Local Planning Authority, the gate shall be implemented in accordance with the approved detail.

Reason: To ensure a satisfactory development.

3) Details of arrangement for disabled access shall be submitted to and approved in writing by the Local Planning Authority, the approved detail shall be fully implemented.

Reason: To ensure requirements for disabled access are implemented with respect for the character of the building.

The following shall be added to the proposed informative:

The Local Planning Authority reserves the right to take the necessary action should the required steps contained within the notice not be complied with.

**Recommendation: Remains approval subject to additional 3 conditions and legal agreement**

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## Agenda Item 05

### Supplementary Information

**Planning Committee on 22 May, 2012**

**Case No.**

12/0065

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Location	16B & 16C Callcott Road, London, NW6 7EA
Description	Installation of juliet balcony to first floor rear window and proposed window to replace existing door at the second floor level of terraced property in use as three self-contained flats.

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On the site visit the applicant stated that it was their intention to re-introduce a door onto and railings around the roof at the second floor level. The applicant has confirmed through his agent that there are no proposals for a roof terrace to be considered under this application. Should an application for this be submitted in the future then it will be assessed on its own merits.

During the application process the neighbouring residents stated that the door at the second floor level was a recent change which replaced a previous window. The applicants were given the opportunity to demonstrate that the door had been there for a continuous period of four years or more prior to the serving of the enforcement notice. They did not do this and instead amended the plans to replace the door with the window. It has not been demonstrated that the existing outward opening door is authorised or how an inward opening door onto the staircase would comply with building regulations. As such the replacement window is considered to be the most appropriate solution.

In addition to the above it was also noted at the site visit that the timber board blocking access to the flat roof at the second floor level had been removed. This had been installed as a result of direct action from the Council's Enforcement Team to enforce compliance with the enforcement notice as set out in the main remarks section of the report. As this has now been removed the applicant is again considered to be in breach of the conditions of the enforcement notice. A letter from the Council's Enforcement Team has been sent to the applicant advising him of the breach.

**Recommendation: Remains Approval**

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