



## Supplementary Planning Committee

**Wednesday 26 August 2015 at 7.00 pm**

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

### Membership:

#### Members

Councillors:

Marquis (Chair)

Agha  
S Choudhary  
Colacicco  
Ezeajughi  
Mahmood  
Maurice  
M Patel

#### Substitute Members

Councillors:

Chohan, A Choudry, Hoda-Benn, Hylton, Khan  
and W Mitchell Murray

Councillors

**For further information contact:** Joe Kwateng, Democratic Services Officer  
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 6.00pm in Boardrooms 7 and 8**

# Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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## Supplementary Information

### Planning Committee on 26 August, 2015

## Agenda Item 04

Case No. 15/0064

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Location All Flats at Jubilee Heights, Shoot Up Hill, London, NW2 3UQ  
 Description Erection of a 6-storey building comprising 5 x 2 bedroom self-contained flats with roof garden attached to the Jubilee Heights building to also include the removal of existing vehicular access and cross over off Shoot Up Hill and installation of new pedestrian gates, railing and brick piers with access from Exeter Road

#### Agenda Page Number: 33

An email was received on 19th August from JB Planning Associates who are acting on behalf of the Jubilee Heights and Cedar Lodge residents association. This email was also sent directly to planning committee members at the same time. The email contained a letter from the residents association reiterating the residents concerns:

- 1) Exeter Road is more congested than Shoot-Up-Hill.
- 2) The removal of the exit onto Shoot-Up-Hill is unacceptable.
- 3) The lane on the Jubilee Heights side of Shot-Up-Hill is usually completely traffic free while Exeter Road is in effect a one lane road due to cars parked on both sides of the road.
- 4) Freeholders would not support the widening of the gate
- 5) There are no car parking spaces available for allocation to leaseholders.
- 6) The Residents Association is still seeking to resolve the issue of permanent space for recycling and refuse bins.
- 7) Residents of the recent extension often park in spaces allocated to leaseholders as they have been given the right to park but not allocated spaces to their lease.
- 8) All buildings on Shoot-Up-Hill are positioned back from the main road.
- 9) Cracks have been discovered on the internal walls in Jubilee Heights between 5th and 1st floors.

These material planning issues are discussed within the original committee report. Regarding point 9 Members will be aware that any development needs comply with Building Regulations and that structural issues are not a material planning issue.

A letter from JB Planning was also attached and the additional points raised are summarised below:

- Clients are supportive of the draft reasons for refusal
- The proposal creates a separate semi-detached block and appears cramped in the street scene
- The Certificate of Ownership submitted with the application states that Redab Kilburn Ltd is the owner of the application site however residents have advised that part of the application site is owned by Abbey Mews Ltd and notice has not been served on the remaining owners.
- Proposed Site Plan PL/310/133D is inaccurate as it shows changes outside of the application site - the 2 car parking spaces at the northern end of the site so there are just 8.5 spaces within the application site not 11.

The agent for the application has responded to the latter 2 points for clarity.

#### - *Certificate of Ownership*

Abbey Mews Ltd is the applicant for the current planning application and Redab Kilburn Ltd, as the freeholder at the time, was notified of the application as shown by the completion of Certificate B.

#### - *Parking spaces*

The red line was incorrectly shown on the revised site plan and, in line with the originally submitted site plan PL/310/133, the 2 proposed parking spaces parallel to the northern boundary of the site, are within the application site. This has been corrected on PL/310/133 E.

The area to the front of the proposed block accommodates 9 parking spaces and two further spaces are proposed to the rear of the proposed block parallel to the northern boundary. As set out in the original committee report, the applicant has confirmed that they purchased the site with the benefit of spaces 45-49 in the front area, other spaces within their control will be leased to other occupiers of the site.

Across the whole site and including basement and surface parking, there are a total of 131 spaces for the proposed total of 129 units that have a right to park, including the proposed 5 flats.

**Recommendation: Remains approval subject to conditions set out in draft decision notice and affordable housing contribution.**

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## Agenda Item 05

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No. 14/4241

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Location	Garages rear of 32, Crownhill Road, London
Description	Demolition of existing garages and erection of a single storey building to provide Junior School Annex to Maple Walk School with associated play area, waiting shelter, cycle storage and new fencing (amended plans and description)

**Agenda Page Number: 65**

Since the last committee meeting a further representation has been received from Councillor Janice Long noting that the original application for the school was approved on the basis of a 'walking bus' from Longstone Avenue. However Councillor Long states that this has not been effective as there are limited pay and display parking bays suggests that shared bays could be provided on the section of Longstone Avenue next to Roundwood Park. Councillor Long feels that the 'walking bus' should operate properly and asked that these comments are noted. School Travel Plans are reviewed by the Council every year which gives an opportunity for issues such as the operation of the 'walking bus' to be reviewed. The Councillor's comments will be passed on to Brent's Transportation Unit for the purposes of the next review.

**Recommendation : Remains approval with the conditions set out in the original report.**

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## Supplementary Information Planning Committee on 26 August, 2015

### Agenda Item 07

Case No. 15/2093

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Location 66 Llanover Road, Wembley, HA9 7LT  
Description Erection of a 2 storey 3 bedroom house to the rear of 66 Llanover Road, fronting Pembroke Road including the provision of off street car park and bin store

#### Agenda Page Number: 129

Members visited the site on Saturday. Clarification was sought on the size of the sites created as a result of the proposal which is set out below.

- The size of the resultant plot for No. 66 Llanover Road will be 176sqm with a rear amenity area of 74sqm and a front garden of 32sqm.
- The size of the plot created for the new dwelling would be 175sqm with a rear amenity area of 63sqm and a front garden of 42sqm.

#### Additional recommended condition relating to parking:

Due to the approved extension at No. 66 Llanover Road not allowing for a full size car parking space, a condition is required to ensure that the proposed parking space is permanently in place to ensure sufficient parking remains on that site.

#### Condition:

The development shall not be occupied until the car parking and turning areas for both properties shown on the approved plan have been constructed, surfaced and permanently marked out. The car parking shall be retained thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway, or the amenities and convenience of existing local residents.

**Recommendation:** Approval, subject to the above condition and those on the decision notice.

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## Agenda Item 08

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No.

15/1438

Location	51-67 INC, Poplar Grove, Wembley, HA9 9DB
Description	Erection of a part fourth storey to provide 2 x 1 bed flats and 1 x studio flat with associated cycle parking spaces and refuse storage to existing block of flats (as amended).

**Agenda Page Number: 147**

Members visited the site on 22 August 2015. They were met by the applicant only, no objectors were present for the site visit.

Members expressed some concern with the proposed use of timber cladding on the roof extension, for the reason that this often weathers poorly. The applicant has confirmed their willingness to use an alternative cladding treatment to timber such as Trespa or aluminium composite which is considered to be acceptable. Condition 6 is recommended to secure final approval of all materials prior to commencement of works on site.

It was queried by Members if one additional surface parking space could be accommodated within the garage parking area (adjacent to the two proposed surface parking bays). Having considered the potential for this Transportation have advised against formally marking out an additional bay, because the angled boundary would mean the space would have to orientated in such a way that it would make manoeuvring into and out of the space very difficult.

Transportation have no plans for the implementation of yellow line restrictions to the turning head. They would assess this if a written request for the implementation of waiting restrictions was received from a local resident, or member of the public.

In response to queries raised about the condition of the existing building, the applicant has confirmed their intention to carry out general repair and improvement works to the building, subject to agreement with the residents management company. These works will potentially include;-

- Replacement of original entrance doors to block.
- Carrying out of repair and maintenance of existing paintwork, and cleaning of all upvc window frames
- Removal of existing graffiti to garage(s).

These works, whilst they would be welcomed, are not directly related to the proposed development nor are they required to make the development acceptable in planning terms. It is considered that a condition to secure such works would not be reasonable therefore no condition is recommended.

**Recommendation: Remains approval.**



## Agenda Item 09

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No. 15/1709

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Location	429 & 431 Kingsbury Road, London, NW9 9DT
Description	Change of use of existing hot food takeaway (Use class A5) at No 429 and existing retail shop (Use class A1) at No 431 into a single unit providing a mixed use as restaurant and hot food takeaway (Use class A3 & A5) with associated internal alterations

**Agenda Page Number: 163**

Members visited the site on 22 August 2015 and were met on site by the owner, no objectors were present for the site visit.

It was evident that the unauthorised rear extension has now been substantially removed, though not in full. Planning Enforcement are aware of the breach and a case has been created to investigate this further, pending the outcome of this application. In any event Condition 7 requires the structures removal in full within 1 month of the date of decision. Failure by the applicant to comply with this condition may result in the Council pursuing Enforcement action to remedy the planning breach.

It is also recommended that the wording of Condition 7 be amended, in order to require that the approved parking and servicing layout is implemented in full, and that thereafter this layout is retained as approved, and kept clear at all times for parking and servicing associated with the approved use of the premises only.

**Recommendation: Remains approval, subject to amendments to wording of Condition 7.**

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## Agenda Item 10

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No.

15/1934

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Location	Uxendon Manor Primary School, Vista Way, Harrow, HA3 0UX
Description	Erection of 2 temporary modular classroom buildings with associated internal wc's and store in the school ground

**Agenda Page Number: 177**

During the site visit, members queried the additional trips associated with the increased number of students, whether the risk of flooding would be increased and what is going to happen to the play equipment.

The trip generation of the proposal is discussed within paragraphs 11 to 17 of the report. The submission specified that the proposed increase is likely to result in 9 additional vehicle trips, resulting in 18 vehicle movements. The school's existing travel plan was updated recently (June 2015) and it now achieves a "gold" accreditation and a further update is required through condition 7.

A flood risk assessment was submitted with this application. The classroom is raised above ground level to ensure that the classroom is not at risk of flooding and to allow water to flood under it if flooding does occur. As such, the proposal should not have a significant impact on local flood risk.

It is proposed that the play equipment is removed and stored. There is sufficient space within the school site to allow the re-provision of the play equipment if required by the school.



## Agenda Item 11

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No. 15/0977

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Location	Uxendon Manor Primary School, Vista Way, Harrow, HA3 0UX
Description	Installation of a single storey modular temporary classroom building in the school's playground and extension to existing car park (relocation of approved proposal reference 14/3781)

**Agenda Page Number: 193**

During the committee site visit, members queried the extent of the proposed increase of the size of the car park. The car park is to increase by approximately 83 sqm (24 %) to facilitate fire appliance access. The number of spaces will not increase.

The duration of the consent was also queried. This was not specified within the application form and the recommended duration was taken from the previous consent. It has now been clarified that the bulge class is proposed to occupy this classroom for the remainder of their time at the school if the permanent school expansion does not go ahead. This class started in September 2014 within existing accommodation in the school and as such, the temporary building would be required until 31 July 2021 (7 years from the start of the bulge class).

**Amended condition 1:**

It is accordingly recommended that condition 1 is amended to set the expiry date for this consent to 31 July 2021.

**Recommendation:** Remains approval subject to conditions, including condition 1 as amended.

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## Agenda Item 12

**Supplementary Information  
Planning Committee on 26 August,  
2015**

Case No. 15/0643

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Location	2 Dawson Road, London, NW2 6UA
Description	Demolition of existing conservatory, erection of a two storey side and single storey rear extension, new rooflights (1 front, 1 rear and 1 side), reduction in size of the first floor front elevation windows and conversion of dwellinghouse into 2 self-contained duplex flats (2 x 3bed) with associated provisions for bin stores, car parking, amenity space and landscaping

**Agenda Page Number:**

Following the Members Site visit, the following concerns were raised about the forecourt:

- *Number of bins for the proposal:* This is addressed in paragraph 11 of the main report. While shared bins can be acceptable, the intention would be to accommodate 2x120L bins for each home in the further details of the layout required in Condition 6.
- *Parking layout and implications for the post relocation:* This issue is addressed in paragraph 13 of the main report and Condition 7.

Condition 6 would require further details for the forecourt layout to be submitted prior to commencement of

works; and an informative sets out that the cost of moving the post will be paid for by the applicant.

**Recommendation:**

Remains Approval

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