



Supplementary Planning Committee

Wednesday 18 November 2015 at 7.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
S Choudhary
Colacicco
Ezeajughi
Mahmood
Maurice
M Patel

Substitute Members

Councillors:

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

Councillors

Colwill and Kansagra

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democracy.brent.gov.uk

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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4. Kingsbury High School and Roe Green Park, Princes Avenue, London, NW9 9JR (Ref. 15/1508)	Queensbury	1 - 2
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9. Knowles House, 51 Longstone Avenue, London, NW10 3UN (Ref. 15/3702)	Kensal Green	9 - 10
10. Land on site of former Craven Park Health Centre, Knatchbull Road, London NW10 (Ref. 15/0822)	Stonebridge	11 - 12

Agenda Item 04

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/1508

Location	Kingsbury High School and Roe Green Park, Princes Avenue, London, NW9 9JR
Description	Installation of 2.2m wide pedestrian path from Bacon Lane to Kingsbury High School, partly through Roe Green Park and partly Kingsbury High School grounds, removal (in part) of existing hedge and erection of metal gates, new lighting and CCTV column, and installation x 2 bollards together with removal of existing gates fronting Bacon Lane and their replacement with fencing and hedge (as amended).

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It was identified in May that the visual impression was inaccurate as it showed the proposed path in the wrong location through Roe Green park. This was removed from the website as soon as it became known. However the inaccurate image was available to view for a two week period after the initial neighbour consultation letters were sent out. The proposed site plan was entirely accurate and the visual impression had only been submitted as supporting information. However, it is recommended that additional consultation is carried out to ensure that local residents considered the path as shown in the proposed site plan and not in the visual impression.

It is therefore recommended that this application is deferred from this Planning Committee meeting to allow further consultation. This approach was confirmed to Members on the Committee site visit on 14 November 2015. It has also been confirmed to a local resident who has made representations on the application, and raised concerns regarding the accuracy of an indicative visual impression that was originally submitted.

Queries raised by Members at the site visit as well as any other points raised by residents will be addressed when the application is reported back to Committee.

Recommendation: Defer to allow for further consultation.

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Agenda Item 06

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/3316

Location	42A-D and 43A-C St Julians Road, London, NW6 7LB
Description	Proposed erection of mansard roofs with two front dormer windows and two rear dormer windows with inset balconies, to create two third floor flats (1x1bed) with front refuse storage to front of properties

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The rear elevations of No.42 and 43 St. Julian's Road are located 22 metres from the front elevation of Opal Mews at their closest point. The majority of the units in Opal Mews have previously been converted to residential. The proposal complies with the guidance in SPG17 with regard to the separation of 20 metres between the application site and existing residential units. Therefore officers find that an adequate separation distance between the residential units in Opal Mews and the proposed additional storeys on No.42 and 43 will be maintained which will help to reduce problems of overlooking and maintain adequate levels of privacy. A site plan has been provided below which shows the distance between the site and the neighbouring properties.

The amount of refuse storage required for new flats has been clarified by the Council's Refuse Management and Public Realm Management department as 60 litres dry recycling and 60 litres residual waste per flat. Taking this into consideration two 240 litre bins for each property should provide adequate refuse storage for the unit as a whole. Currently the site contains an oversupply of wheelie bins that are stored directly on the public footpath which is both a street care and transport concern. The proposal will see the creation of two designated bin stores for each building that will help to remove at least two of the existing bins per building from the footpath and is a visual and highway safety improvement on the current situation. Public Realm Monitoring has also confirmed that no new bins will be issued to the residents of the proposed additional units and that the sharing of existing bins can be enforced.

With regard to a permit free agreement the parking permit system has recently been transferred to an online system which means that the proposed flats can be identified if a resident applies for a parking permit. Prospective residents will therefore not be able to obtain a parking permit as the property will be identified as being car free. When a resident applies for a parking permit the permit is issued to the address that the resident applies for. As the address of the proposed flats will be removed from the parking permit system future residents will not be able to apply for these specific properties.

The current second floor flats in each building will be reduced from two bed units to two studio flats. The reduction in floor space is to accommodate the staircase to allow access to the proposed additional units at third floor level in both buildings. Although there will be a reduction in floor space the proposed studio flats at second floor level exceed the minimum floor area for a studio flat as contained in the London Plan. The proposed additional units will be accessed via the continuation of the staircase at second floor level in both buildings. The proposed studio flats at second floor level will have their own entrance in a communal hall at second floor level. The proposed third floor flats will also have an entrance in the communal hall at second floor level which will then lead upstairs via the new stairway to the third floor.

Due to a technical problem the site plan was omitted from the committee report but has now been included below.



Recommendation: Remains approval

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Agenda Item 07

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/3315

Location	40D St Julians Road, London, NW6 7LB
Description	Erection of mansard roof with front and rear dormers and inset rear balcony, to create a single one-bedroom flat at third floor level, with associated refuse-storage area by the front entrance.

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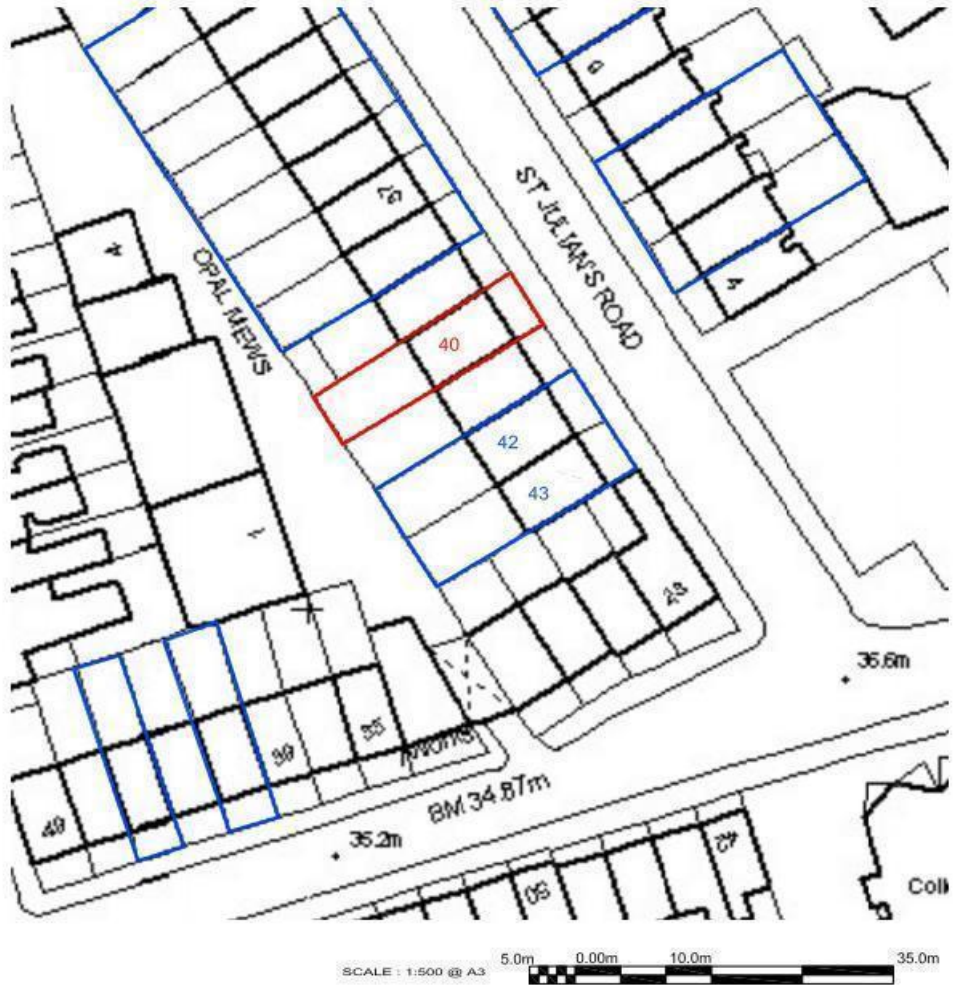
The rear elevation of No.40 St. Julian's Road is located 20 metres from the front elevation of Opal Mews at its closest point. The majority of the units in Opal Mews have previously been converted to residential. The proposal complies with the guidance in SPG17 with regard to the separation of 20 metres between the application site and existing residential units. Therefore officers find that an adequate separation distance between the residential units in Opal Mews and the proposed additional storey on No.40 will be maintained which will help to reduce problems of overlooking and maintain adequate levels of privacy. A site plan has been provided below which shows the distance between the site and the neighbouring properties.

The amount of refuse storage required for new flats has been clarified by the Council's Refuse Management and Public Realm Management department as 60 litres dry recycling and 60 litres residual waste per flat. Taking this into consideration two 240 litre bins should be provided adequate refuse storage for the unit as a whole. Currently the site contains an oversupply of wheelie bins that are stored directly on the public footpath which is both a street care and transport concern. The proposal will see the creation of a designated bin store that will help to remove at least two of the existing bins from the footpath and is a visual and highway safety improvement on the current situation. Public Realm Monitoring has also confirmed that no new bins will be issued to the residents of the proposed additional unit and that the sharing of existing bins can be enforced.

With regard to a permit free agreement the parking permit system has recently been transferred to an online system which means that the proposed flats can be identified if a resident applies for a parking permit. Prospective residents will therefore not be able to obtain a parking permit as the property will be identified as being car free. When a resident applies for a parking permit the permit is issued to the address that the resident applies for. As the address of the proposed flat will be removed from the parking permit system future residents will not be able to apply for this specific property.

The current second floor flat will be reduced from a two bed unit to a studio flat. The reduction in floor space is to accommodate the staircase to allow access to the proposed additional unit at third floor level. Although there will be a reduction in floor space the proposed studio flat at second floor level exceeds the minimum floor area for a studio flat as contained in the London Plan. The proposed additional unit will be accessed via the continuation of the staircase at second floor level. The proposed studio flat at second floor level will have its own entrance in a communal hall at second floor level. The proposed third floor flat will also have an entrance in the communal hall at second floor level which will then lead upstairs via the new stairway to the third floor.

Due to a technical problem the site plan was omitted from the committee report but has now been included below.



Recommendation: Remains approval

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Agenda Item 08

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/3570

Location	75 Okehampton Road, London, NW10 3EN
Description	Excavation of a basement level with front and rear lightwells, erection of single storey side infill and rear extension, two storey side extension, addition of hipped roof to existing two storey side extension, rear dormer window with Juliet balcony, insertion of 2x front rooflights, insertion of glazing into front gable and conversion of garage into habitable accommodation (amended plans and description)

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Following on from the Committee site visit on 14th November, a number of points were raised which require clarification and these are set out and addressed below.

Clarification was sought as to the potential impact of the proposed extensions on neighbouring occupiers. The two storey extension would be 2m in depth and would feature no side-facing windows apart from rooflights which would be required to be obscurely glazed with restricted opening. The extension would be positioned to the east of the neighbour at No.73 and as outlined in the Committee Report, this neighbour features a single storey element with a glazed roof serving an open-plan kitchen/dining space which is also served by a rear-facing window and patio doors. Whilst some loss of light and a change in outlook from the room would be inevitable, this is the case with most domestic extensions and in this case the proposal is not considered to result in an unacceptable loss of light or overbearing impact due in part to the other windows which serve this room and the proposal is considered compliant with SPG5. The proposed extension does feature rear-facing windows serving a bathroom however rear-facing windows are generally considered acceptable at first floor level on domestic extensions and the two properties have a conventional relationship. It is also borne in mind that the existing two storey element features 2x rear-facing windows. The proposal is therefore considered acceptable in terms of overlooking.

The single storey element of the extension would have a height and depth of 3m on the boundary with the attached neighbour at No.77 which meets the guidelines set out in SPG5. The extension would be to the west of this neighbour and whilst some loss of light and a change in outlook would be inevitable, this is again not considered to result in an unacceptable impact on the amenity of this neighbour which would warrant refusal of the application.

It was also clarified that Condition 4 requires that the contractors carrying out the construction works are a member of the Considerate Constructors Scheme as is the normal requirement for planning applications including a basement excavation. It would be the responsibility of the applicant to ensure this condition is complied with.

Representations:

An additional representation has been received from No.73 clarifying their objection to the two storey extension in particular and raises the following points:

- The glazed roof provides light and outlook to our dining area which is heavily used
- The two storey extension would be overbearing to this space
- The first floor rear-facing bathroom windows could be opened and would cause loss of privacy

These points are addressed above and in paragraphs 8-10 of the Committee Report.

Condition 9 – Tree Protection Measures:

In addition to the above, since the Committee Report was published, the applicant has provided details of measures to protect a mature tree to the rear of the garden as required by Condition 9. This condition can therefore be re-worded to ensure compliance with this information as follows:

Prior to the excavation of the basement hereby approved, the tree protection measures detailed on approved plan number OKE_P10k shall be fully implemented on site. The measures shall remain in place for the duration of the construction phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

Recommendation: Remains approval subject to the amended wording of Condition 9 outlined above.

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Agenda Item 09

Supplementary Information Planning Committee on 18 November, 2015

Case No.

15/3702

Location	Knowles House, 51 Longstone Avenue, London, NW10 3UN
Description	Continued use of the building as a hostel providing bed and breakfast accommodation (Use Class Sui Generis) for a temporary period of 2 years and 6 months

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Planning Committee members visited the site on 14th November 2015, no additional queries were raised.

The application seeks permission for 2 and a half years, timing in with the management agreement for the site. Condition 1 which sets the temporary time limit for the permission needs to be revised from 2016 to 2018 and as such should read as:

This permission shall be for a limited period, expiring on 31st March 2018 when (unless a further application has been submitted to and approved in writing by the Local Planning Authority) the use hereby approved shall be discontinued.

Reason: The proposed use is considered to be acceptable only on a temporary basis to accommodate an existing and exceptional need for accommodation of this type in accordance with Policy CP21 of the London Borough of Brent LDF Core Strategy 2011.

Recommendation: Remains approval subject to amended condition.

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Agenda Item 10

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/0822

Location	Land on site of former Craven Park Health Centre, Knatchbull Road, London
Description	Construction of two buildings ranging from 4 to 6 storeys high providing 109 residential units (4xstudio, 60x1-bed, 44x2 bed, 1x3 bed) together with community space (Class D1/D2), private and communal amenity space, new areas of public realm, basement and on-street car parking, vehicle and pedestrian access, landscaping and ancillary development at Stonebridge Site 27, Stonebridge, London.

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Planning Committee members visited the site on 14th November 2015 and had a number of questions about the proposal which are addressed below.

Open space maintenance

Members queried whether the maintenance arrangement would cover the whole of the open space. For clarity, the majority of the open space has already been transferred to Brent as agreed as part of the wider regeneration plans for Stonebridge. The maintenance which is required as part of the current application relates specifically to the improvements proposed to the open space, which includes additional landscaping and children's play equipment. This has been secured to mitigate the shortfall in the provision of on-site amenity space and it would not be reasonable to extend the maintenance contribution to cover the entire open space.

Disabled access

The incorporation of the lift for disabled access to the raised circus level has arisen during the application process. Officers advised at the pre-application stage that it was important that access be provided however the proposal does not include a ramp due to practicalities including the restricted space and large level change, resulting in the lift being necessary. The applicant will need to make arrangements for the maintenance of the lift and officers understand concerns regarding cost, however as level access has not been designed in without a significant diversion this option is necessary.

Beames Road visual

At the site visit members asked whether the visuals provided of Beames Road was a verified view. The applicant advises that the visuals are the digital equivalent of 'artists impressions' created by photo-shopping a view of the model into a site photograph from the same angle and position. This is considered to be a good representation of the existing scene. It is noted that the inclusion of parking bays has the affect of widening the road.

Shared ownership unit mix and phasing

The proposed shared ownership units as set out in the accommodation schedule includes 4xstudio units, 15x1 bed units and 3x2 bed units. The units are largely in the southern building but are pepper-potted rather than being separated from the market units.

Regarding phasing, the applicant confirms that the pepper-potted nature of the shared ownership units means that they will be delivered inherently within the build programme. It is suggested that a trigger be included to require that, for example, the affordable housing should be provided before 50% of the market units are occupied. Officers do not currently know how the build is planned but the practicalities of this will be discussed with the applicant and officers request that the committee delegate the agreement of the final wording of this trigger to officers for inclusion in the legal agreement.

Social infrastructure

Members queried whether there was sufficient social infrastructure to accommodate the development and officers can confirm that the wider regeneration of Stonebridge has included a planned approach to social infrastructure. The Hillside Hub includes a PCT clinic, community hall and community rooms, in terms of sports and recreation, the regeneration scheme also delivered three new open spaces with play areas and the "Stonebridge pavilion" with its all-weather football pitches. The site is included in Brent's Housing

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Ref: 15/0822 Page 1 of 2*

trajectory which informs school place planning and the Council is also currently planning to expand Stonebridge School. The development will also be subject to CIL contributions which will contribute towards infrastructure, members will be aware that the CIL charge has been set at an appropriate level to ensure that the infrastructure needs of new development can be met.

Pest control

An issue was raised regarding rats in existing properties managed by Hyde. The proposal has been designed to include appropriate bin stores so there is no reason to think that the development would exacerbate this problem. Hyde have confirmed that they take their management responsibilities seriously and if an issue were to arise it would be dealt with accordingly.

Parking

The parking proposal for the development includes 92 off-street spaces, this is 0.84 spaces per unit. The average car ownership rate in the Stonebridge estate (south of the A404) is 0.56 cars/household (0.41 cars/household for flats), while this development is proposed as market and shared ownership units rather than social rent, it is not anticipated that the car ownership levels would be high enough in this high PTAL area to lead to much demand for overspill on-street parking by future residents. The applicant's parking survey shows roads to be 80%+ parked during the day while Brent's own over night survey shows parking falling to 70-80% which indicates that a certain amount of parking in the area is associated with commercial activity or commuters and suggests increased over night capacity. The on-street parking situation will be formalised with the inclusion of bays which will widen the roads and there remains some on-street capacity, as existing, for the existing churches and doctors surgery and visitors to the site.

Affordable housing viability

Members raised concerns about the affordable housing provision and the possibility of future changes to the proposal. The applicant as a social housing provider with a long term and on going involvement in the regeneration of Stonebridge are able to adopt assumptions outside of those adopted by the wider market. To provide reassurance that they are committed to providing the shared ownership units the applicant has suggested that on the commencement of the development the viability of the proposal could be reappraised and if viability has improved the affordable housing provision could be increased, however it would be framed in a way so that if the viability has reduced the offer will remain at 20% regardless. The final wording of this would be agreed in the legal agreement.

Conditions

Condition 3 relates to the efficiency of boilers which the applicant will be required to use. The applicant advises that a boiler with the NOx emissions as set out in the condition is not commercially available or suitable. However the wording of the condition states 'or other such level as is agreed in writing by the Local Planning Authority'. Officers are satisfied that this does allow flexibility to agree to a different standard of boiler but maintains the ambition that the boilers be as efficient and economical as possible.

Condition 9 relates to the softlandscaping proposed in the development. Point (i) requires a 'well sized native tree' be included in the circus as shown on drawings. To ensure that a tree is provided with appropriate root space, detail of its proposed planter will also be required. It is noted that the tree species chosen should be of as high amenity value as possible while also considering light to the surrounding windows. Regarding point (ii) which requires the applicant to maximise front garden planting and include hedges the applicant has pointed out that a balance will need to be struck between softlandscaping, access and bin storage. This issue is noted and is not considered to conflict with the condition.

An amendment is proposed so that condition 9 point (i) reads as:

(i) Landscaping in the circus shall specifically include a well sized native tree, appropriate to its location and details of suitable planter dimensions and specifications.

Recommendation: Remains approval subject to conditions and legal agreement

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