



Planning Committee - Supplementary

Wednesday, 30 June 2010 at 7.00 pm

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

Membership:

Members

Councillors:

R Patel (Chair)
Sheth (Vice-Chair)
Adeyeye
Baker
Cummins
Daly
Hashmi
Hossain
Kataria
McLennan
CJ Patel

first alternates

Councillors:

Kabir
Mistry
Long
Steel
Cheese
Naheerathan
Castle
Thomas
Oladapo
J Moher
Lorber

second alternates

Councillors:

Kataria
Mitchell Murray
Mashari
HM Patel
Allie
Ogunro
Clues
Van Kalwala
Powney
Moloney
Castle

For further information contact: Joe Kwateng, Democratic Services Officer

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www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.15pm in Committee Room 4

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
5. 149 Chatsworth Road, London, NW2 5QT (Ref. 10/1000)	Brondesbury Park;	1 - 2

Agenda Item 5

Supplementary Information
Planning Committee on 30 June, 2010

Item No.
Case No.

5
10/1000

Location 149 Chatsworth Road, London, NW2 5QT
Description Erection of a single- and two-storey rear extension, installation of a rear dormer window with juliet balcony, two front rooflights, 4 side rooflights, installation of new first-floor side window, 2 ground-floor side windows, installation of additional front door and conversion of extended dwellinghouse into 2 self-contained flats

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Two additional representations have been received since the Agenda was published. They raise a number of points, some of which have already been dealt with in the main body of the report:

- surprised that approval recommended given that it reduces small stock of family houses contrary to Government guidance. It would destroy a family area, replacing it with flats and a transient population.
- having a flat split over two floors, on the same level as the other unit, is not acceptable.
- roof should not be infilled and there would be insufficient lighting to the flats.
- lack of internal storage.
- there should be a landscaping scheme submitted for the rear garden.
- no vent pipes should pass through the front elevation and the gas/electric meters should be installed on the side elevation.

For clarity, there is no objection in principle to the conversion of houses into flats providing that it meets a number of quality and impact tests. One of those policy considerations in the future will be the resistance of schemes that result in the loss of a family unit. However, this application includes a ground floor 3 bed flat and, consequently, it would be difficult to resist the proposal on this specific point. As set out in the report, the Council have previously refused schemes that are considered to be over-intense.

There is a condition requiring a landscaping scheme (see page 49) and it is considered that none of the other points raise any new issue that requires any additional comment.

Recommendation: Remains approval.

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