



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 14 May 2014 at 7.00 pm

PRESENT: Councillors Ketan Sheth (Chair), Aden, Adeyeye, Baker, Cummins, Hashmi, Hossain, Kabir, Kataria and Ogunro

ALSO PRESENT: Councillor Mary Arnold and Councillor Shafique Choudhary

Apologies for absence were received from John, CJ Patel, Powney and Singh

1. Declarations of personal and prejudicial interests

None.

2. Minutes of the previous meeting

RESOLVED:-

that the minutes of the previous meeting held on 9 April 2014 be approved as an accurate record of the meeting subject to Councillor Long being shown as the alternate for Councillor Adeyeye.

3. 44 High Road, London NW10 2QA (Ref. 14/0082)

PROPOSAL: Retrospective application for single storey rear extension.

RECOMMENDATION: Grant planning permission subject to conditions and informatives.

The application was deferred from consideration at the last meeting to enable press notices to expire. The Area Planning Manager, Andy Bates, informed the Committee that no additional representations had been received since the deferral. He however recommended an additional condition on material treatment in order to improve the appearance of the building.

DECISION: Granted planning consent as recommended.

4. 61 Beverley Gardens, Wembley, HA9 9RB (Ref. 14/0948)

PROPOSAL:

Removal of condition 7 (use as single family dwellinghouse Use Class C3a only) of full planning permission reference 10/1478, approved under appeal ref: APP/T5150/A/11/2146393 dated 15/07/2011 for erection of two-storey, end-of-terrace dwellinghouse with single-storey rear and side extension and front porch, installation of vehicle access, provision of car-parking, refuse storage to front and landscaping.

RECOMMENDATION: Grant planning permission subject to conditions.

With reference to the tabled supplementary report, Rachel McConnell, Area Planning Manager confirmed that officers in Transportation were consulted on the application and advised that there were no transportation grounds to justify refusal of this application. Their conclusion was that no significant increase in parking demand was likely to arise as a result of a relaxation of the use of the property falling within either use class C3 (dwellinghouse) or C4 (small scale HMO). Rachel McConnell clarified that bin storage was considered under the original approval to the front of the building and was considered satisfactory.

Mr John Parker, Vice Chair of Barnhill Residents Association (BHRA) informed members that the removal of condition 7 would intensify the use of the building and worsen the parking situation of Beverley Gardens which was characterised by narrow roads. He added that the use of the house as a house in multiple occupation (HMO) would cause additional noise nuisance, parking intensity and was likely to set a precedent for similar undesirable developments to the detriment of the character of the area.

In accordance with the Planning Code of Practice, Councillor Shafique Choudhary, ward member stated that he had been approached by the residents. Councillor Shafique Choudhary raised objections to the application on the grounds that an HMO would lead to traffic congestion and additional pressure on existing parking situation. He urged members to refuse the application for the removal of condition 7 which restricted the house to single family dwelling use as the narrowness of Beverley Gardens would not be able to cope with additional traffic and parking demand.

The applicant's agent, Christopher Wickham informed members that condition 7 was initially imposed in order to allay residents' fears about the impact of any future change of use to 2 separate flats in the area . He clarified the amendment to the Use Class Order 2010 which split Use Class C3 (dwelling houses) into C3 (dwelling houses) and C4 (HMO). Mr Wickham continued that there was no Article 4 Direction in place to prevent the change of use of other properties in the area from C3 to C4. In response to a member's question, Mr Wickham stated that the building would retain its current single entrance door as approved.

DECISION: Granted planning permission as recommended.

5. Garages opposite 2, Woodville Road, London, NW6 (Ref. 12/3232)

PROPOSAL:

Demolition of existing 3 single storey garages and erection of a proposed two-storey dwellinghouse with basement fronting onto 2 Woodville Road with associated landscaping.

RECOMMENDATION: Refuse planning permission.

In accordance with the provisions of the Planning Code of Practice, Councillor Arnold ward member stated that she had been approached by the local residents. Councillor Arnold informed the Committee that she had called in the application to enable members to assess its innovative design, similar to an award winning new house in Donaldson Road. She continued that the proposed development with its good quality design would replace an unsightly area of disused garages between Victorian housing and thus raise the standard of housing in the area. Councillor Arnold noted that there were no local objections to the proposed development.

The applicant's agent Adriana Natcheva, informed members that integrated panel of timber louvers (shown to members at the meeting) would be used throughout the development to address issues of privacy and overlooking whilst maintaining daylighting within BREEAM levels. In addition a 2 metre high wall would be erected to further prevent overlooking. She continued that the massing and appearance of the proposed development would be lower than those of the neighbouring properties, thus enhancing the streetscene. Ms Natcheva continued that the proposal incorporated traffic prevention scheme including the creation of a new access to Donaldson Road. She also explained that the overall height of the boundary from the basement would be about 5m which would eliminate overlooking.

In the discussion that followed, members generally felt that the application was an innovative architectural scheme which would offer adequate amenity spaces to the residents. They also considered that car parking was not an issue as controlled parking was in force in the area. They were therefore minded to grant planning permission contrary to officers' recommendation for refusal for reasons set out in the decision column below.

DECISION:

Granted planning permission contrary to officers' recommendation for refusal for the following reasons and subject to further details on materials, lantern, green roof and additional lighting;

The innovative and detailed design by an award winning architect with experience of similar developments;

The size and scale of the proposal in relation to the Conservation Area and surrounding properties;

The creation of a high quality residential unit which were considered to balance the consideration of the policies and issues raised in the recommended reason for refusal.

6. Garages opposite 2, Woodville Road, London, NW6 (Ref. 12/3235)

PROPOSAL:

Conservation Area Consent for demolition of existing 3 single storey garages.

RECOMMENDATION: Refuse planning permission.

Andy Bates, Area Planning Manager amended the original recommendation from refusal to grant conservation area consent on the basis of the previous application (item 5) which members were minded to grant planning approval.

DECISION: Granted conservation area consent.

7. Planning and Enforcement Appeal 1 March - 31 March 2014

The schedule of planning and enforcement appeals for 1 March to 31 March 2014 was noted.

8. Any Other Urgent Business

Vote of thanks.

The Chair expressed his thanks to other members for their contribution to the quality of debates and to existing and former officers for their guidance over the past years.

The meeting closed at 8.40 pm

K SHETH
Chair