

Committee Report

Planning Committee on 16 December, 2009 Case No.

09/2246

RECEIVED: 3 November, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: Land Adjacent to Kodak Court, Nightingale Avenue, Harrow

PROPOSAL: Erection of a 4-storey building on land adjacent to Kodak Court, comprising 26 self-contained flats (11 one-bedroom, 13 two-bedroom, 2 three-bedroom) and communal garden; and the provision of access to the public footpath running alongside Northwick Park Golf Course via Northwick Close.

APPLICANT: London Strategic Housing

CONTACT: PCKO Architects

PLAN NO'S: 0845 PL001; 0845 PL002 RevA; 0845 PL100 RevB; 0845 PL101 RevB, 0845 PL102 RevB; 0845 PL103 RevB; 0845 PL104 RevA; 0845 PL201 RevC; 0845 PL202 RevC; 0845 PL203; 2167-LA-01 RevC; 2167-SK-02; 2167-SK-03; Design and Access Statement RevD; Energy Strategy Report by Calford Seaden; Arboricultural Report by Broad Oak Tree Consultants;

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment and Culture to agree the exact terms thereof on advice from the Borough Solicitor

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Affordable Housing – 100% Affordable Housing-Intermediate rent with priority for Northwick Park Hospital Workers, then other public sector health workers, unless otherwise agreed in writing by the Local Planning Authority.
- A contribution of £103, 200 (£2400 per bedroom) due on material start and, index-linked from the date of committee for Education, Sustainable Transportation and Open Space & Sports in the local area.
- Submission and approval of a 'Sustainability Implementation Strategy' at least 4 months prior to commencement, demonstrating:
 - how the development will achieve Code for Sustainable Homes Level 3 rating
 - how the measures identified within the Sustainability Checklist measures will be implemented

- how the proposal will offset a minimum of 20 % of the site's carbon emissions from onsite renewables or if technically unfeasible, an equivalent level of off-site renewables, provided on a local school/community facility, and maintained for the life of the development
 - details of how ICE Demolition Protocol Methodology has been applied in setting DRI &/or NBRI targets for recycled materials or content.
- Upon completion, an Independent (BRE Post-Construction) review shall be submitted on the scheme as built, verifying achievement of Sust. Homes Code Level 3 and the implementation of sustainability measures indicated on the approved Brent Checklist & subsequently negotiated/stipulated in the Strategy.
 - Join and adhere to the Considerate Constructors scheme.
 - A contribution of £1,000 for the planting of trees due on Material Start and index-linked from the date of committee
 - To allow access through the new gate on the southern boundary with Northwick Park to the public during daylight hours.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

(1) If the legal agreement has not been entered into by the application's statutory expiry date, to delegate authority to the Director of Environment and Culture, or other duly authorised person, to refuse planning permission; and

(2) If the application is refused for the reason in (1) above, or withdrawn, to delegate authority to the Director of Environment and Culture, or other duly authorised person to grant permission in respect of a further application which is either identical to the current one, or in his opinion is not materially different, provided that a satisfactory Section 106 has been entered into.

EXISTING

The application site is located towards the eastern end of Northwick Park Hospital, within an area of residential key-worker housing known informally as Northwick Village. The precise location is on the southern side of Nightingale Avenue, between Kodak Court and Nightingale Close. A public footpath runs along the southern side of the site, adjacent to Northwick Park Golf Course This footpath leads to Northwick Park, which is located approximately 170 metres from the site.

Kodak Court, located to the west of the site and Hodgson Court, to the north of the site, are both 4 storey residential blocks, and to the east of the site are two storey dwellinghouses, located on Northwick Close

PROPOSAL

Erection of a 4-storey building on land adjacent to Kodak Court, comprising 26 self-contained flats (11 one-bedroom, 13 two-bedroom, 2 three-bedroom) and communal garden; to include provision of access to the public footpath running alongside Northwick Park Golf Course via Northwick Close.

This application is the re-submission of a previously withdrawn application, ref 09/1659. The proposal is identical to this previous application, which was withdrawn by the applicants due to the Section 106 agreement not been signed within the 13 week Statutory timeframe. The previous

application was approved by the planning committee on 13th October 2009 subject to the Section 106 agreement. The original committee report is contained within the Remarks section of this report.

HISTORY

09/1659 – Erection of a 4-storey building on land adjacent to Kodak Court, comprising 26 self-contained flats (11 one-bedroom, 13 two-bedroom, 2 three-bedroom) and communal garden; amended to include provision of access to the public footpath running alongside Northwick Park Golf Course via Northwick Close. *Withdrawn*

97/2700 - Demolition of existing staff housing and erection of replacement houses and multi-storey residential blocks together with associated site works including the provision of car parking, landscaping and layout of estate road (as revised by plans received on 10 and 19 February 1998). Granted 30/03/1998

There have been various planning applications relating to the hospital site itself, which do not directly relate to the application site.

POLICY CONSIDERATIONS

The following policies and standards contained within the Council's Adopted Unitary Development Plan 2004

are considered to be relevant to consideration of the application.

Brent's Unitary Development Plan 2004

Strategy

- | | |
|-------|---|
| STR3 | Development of previously developed land will be maximised. |
| STR5 | Seeks to promote a pattern of development that reduces the need to travel. |
| STR11 | Protection and enhancement of the quality and character of the borough's built and natural environment. |
| STR14 | New development will be expected to make a positive contribution to improving the quality of the urban environment. |
| STR15 | Major development should enhance the public realm by creating and contributing to attractive and successful outdoor spaces. |

The following Part 2 polices apply and are briefly summarised below:

Built Environment

- | | |
|-----|--|
| BE1 | Requires the submission of urban design statements. |
| BE2 | Proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces and not cause harm to the character and/or appearance of an area. |
| BE4 | Accessible development for disabled people. |
| BE5 | Development should be designed to be understandable to users, free from physical hazards and reduce opportunities for crime. |
| BE6 | High standard of landscaping will be required as integral element of new development. |
| BE7 | High quality of design and materials required for the street environment. |
| BE8 | Sensitively designed proposals, which create and improve lighting, will be encouraged. |
| BE9 | New buildings should be designed to embody a creative and high quality design solution specific to the sites shape, size, location and development opportunity and be of a scale, massing and height appropriate to their setting, civic function and location. |

BE12 Development should embody environmental design principles commensurate with the scale of development.

Environmental Protection

EP6 Contaminated Land

Housing

H5 Policy for Key Worker Housing.
H9 Dwelling Mix
H10 Containment of Dwellings
H12 Residential Quality – Layout Considerations
H13 Residential Density
H14 Minimum Residential Density

Transport

TRN1 Planning applications will be assessed, as appropriate, for their transport impact, including cumulative impacts on the environment and on the road network, and all transport modes, including: public transport, walking and cycling.
TRN2 Development should benefit the public transport network.
TRN4 Measures to make an unacceptable transport impact acceptable will be required.
TRN10 The “Walkability” of public environments should be maintained and enhanced.
TRN11 Development should comply with the Councils minimum standards for cycle parking.
TRN14 New highway layouts should be designed to satisfactory standards.
TRN23 Parking Standards for Residential Development (PS14)
TRN31 Car parking should be carefully designed to be safe, well landscaped, have convenient links and not be visually intrusive.
TRN35 Access to parking areas and public transport should facilitate access for disabled people and the mobility impaired. (PS15)

Open Space, Sport and Recreation

OS21 Metropolitan Walks

Community Facility

CF12 Northwick Park Hospital/Higher & Further Education (HFE) Zone

Brent Council Supplementary Planning Guidance and Documents

SPG17 Design Guide for New Development
SPG19 Sustainable design, construction and pollution control
SPD Section 106 Planning Obligations

Planning Policy Guidance and Statements

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS1 Supplement: Planning and Climate Change
PPS12 Planning Policy Statement 12: Local Spatial Planning
PPG13 Transportation
PPS22 Renewable energy
PPG24 Planning and Noise

SUSTAINABILITY ASSESSMENT

As with most major developments the Local Planning Authority requires that the applicants consider sustainable development from an early stage, so that the maximum amount of sustainable measures can be incorporated in the proposal up-front. The applicants have submitted an Energy Demand and Sustainable Assessment and a Sustainable Development Checklist. The submitted Sustainable Development Checklist has a score of 52%. (the applicant's score was

53.5%)

On the basis that the Sustainability obligations, would include a score of at least 51% on a submitted Sustainability Checklist and "EcoHomes "Very good rating" (with appropriate compensatory measures should they not achieve the 51% rating;) the matter may be covered within agreed Heads of Terms as part of a s106 agreement.

The applicants have submitted an Energy Strategy which has demonstrated 20% reduction in carbon emissions using solar PV panels in accordance with London Plan policies.

CONSULTATION

The same consultations were carried out as were for the previous application ref 09/1659. This includes site notices posted and the application was advertised in the local paper. No external letters of representation were received.

The consultation responses received on the previous application for the same scheme, ref 09/1659 are all relevant to this current application and are detailed in the original committee report, attached as an appendix to this report. Further to the responses received at the time of this application, the following responses were received in response to this current application:

Environment Agency: - No comments as the proposal is considered to have a low environmental risk within our remit.

REMARKS

There are no additional remarks further to the previous planning application ref 09/1659, which was approved by the planning committee on 13th October 2009, subject to the Section 106 agreement. The application was withdrawn by the applicants due to the S106 agreement not being signed within the deadline, and this current application is a re-submission for the same scheme.

The Consultation and Remarks sections of the original Committee Report can be found below. Information contained in the Supplementary Report is highlighted in italics in the appended report.

Extracts from Original Committee Report:

CONSULTATION

Consultation period: 21/07/09 – 18/08/2009.

Letters were sent to 26 neighbouring properties.

Site notices were erected on 28/7/2009 and the application was advertised in the local paper on 6/8/2009.

Re-consultation period (amended description to proposal to include the provision of access gate): 16/09/2009 – 30/09/2009. 26 neighbouring properties were notified.

No objections or comments were received from neighbouring properties.

Internal consultation responses:

Landscape – No objection

No objections to the proposal in principle

4 trees, including a dead sycamore, will be removed in total. The 3 young alder and 5 young whitebeam will

be relocated within the proposed landscape scheme. The tree protection method statement is satisfactory

Along the boundary nearby the proposed building, the trees are overgrown hedgerow hawthorns. This most southerly part of the proposed building would benefit from some larger trees being planted nearby, possibly in the adjacent open space; in order to soften it visually and screen it from the adjacent open space.

A section 106 sum of £1000 is suggested in order to pay for 2 or 3 decent tree specimens to achieve this partial screening.

Conditions are recommended requiring a fully detailed landscape scheme, including all hard materials; plant species, quantities, densities and maintenance schedule.

Highways – Original plans: objection; revised scheme: no objection

Objection to original plans:

Without a formal pedestrian link between the site/Northwick Village and the existing public footpath along the southern side of the site, this proposal cannot be supported, on the grounds that it would reduce 'walkability' of the area, particularly to the nearby playing fields and South Kenton Station, contrary to Policy TRN10 of the adopted UDP 2004. In addition, the development fails to make adequate provision for disabled parking, contrary to Policy TRN34 of the adopted UDP 2004.

Regarding provision of disabled parking on the site: Parking Standard 15 requires at least two spaces to be widened and marked for disabled parking – preferably close to the building entrances. This has not been done and a minor amendment to the parking layout will therefore be required to accommodate this requirement, as a condition of any approval

Regarding provision of a pedestrian link to the public footpath which runs along the southern boundary of the site: It is considered essential to formalise a pedestrian between the site and the public footpath and it is suggested this be done by extending the path along the western side of the site to link Nightingale Close to the footpath.

No objection to the amended scheme, which makes provision of a link to the footpath and disabled parking, subject to recommended conditions and informatives.

Urban Design – Objected to the original design

Some objections to the original design of the scheme, in terms of blank facades, legibility of entrances, and provision of balconies.

Housing – No objections

Environmental Health – recommends conditions to any approval

Have also advised the applicants regarding Brent's Waste Planning Policy

External consultation responses:

Architectural Liaison Officer – No objections

The proposal is designed to take into account Secured By Design principles, and recommendations have been incorporated.

Thames Water

No objection to the proposal. A standard informative if the application is approved regarding contact details for Three Valleys Water Company is recommended.

REMARKS

Introduction

A revised Design and Access Statement has been submitted to reflect other amendments made to the proposal previously during the process of this application.

This application proposes to erect a 4-storey building comprising of 26 self-contained flats, with the provision of 24 car parking spaces (16 of which are to be new spaces), including 2 disabled parking spaces. A total of 27 secure bicycle storage spaces are proposed within the site, plus two publicly accessible Sheffield Stands.

The principle of a residential development on this site is compatible with the local land policies. An application for replacement residential development in this area was approved under planning application ref 97/2700. The application site was not developed at the time; however the proposed site plans show annotation on the area, which is the subject of this current application that this site was to be developed for future use as a nursery.

The applicants have submitted a statement to explain why there is no longer a requirement for the originally proposed nursery on this site. The existing nursery on the hospital site has capacity for additional intake and it accordingly meets the current requirements for nursery spaces.

The proposal also includes the provision of formal gated access to the existing footpath, which runs along the southern boundary of the site, adjacent to Northwick Park Golf Course. This is to enable better access for the residents of the staff accommodation at Northwick Village to the footpath which leads to South Kenton Underground Station.

Tenure / Mix of Units

The proposal provides 26 flats. All of the proposed units meet Lifetime Homes Standards. Two wheelchair accessible 3-bedroom flats are also provided with corresponding larger parking spaces. All flats proposed are to be Affordable key-worker housing, Intermediate Rent, with priority for Northwick Park Hospital Workers, and then other public sector health workers.

The proposed tenure of housing accordingly meets a specified housing need associated with the Hospital.

Design and Massing and Impact on the Streetscene

The surrounding buildings are a mixture of 4-storey residential blocks, (Kodak Court and Hodgson Court) and two storey residential dwellings on Northwick Close to the east of the application site.

The proposed building is to be an 'L' shape, with the main frontages onto Nightingale Close and Northwick Close. The building line is to be in line with Kodak Court, to the west. The south-west corner of the site is to be residential communal garden, with a footpath to run between Kodak Court and the new building.

The design of the building will respect the building lines of Kodak Court, facing Nightingale Avenue, and will form a link between the 4-storey 'dormitory' style keyworker residents of Kodak Court and Hodgson Court and the dwellinghouses on Northwick Close and other surrounding dwellings further east into Northwick Village.

The design of the elevations facing Kodak Court and Hodgson Court have been revised, and the amended scheme provides increased articulation of what were previously 'blank' elevations, (West and South elevations). Detailing for the main entrances to the building has also been made more visually prominent. A condition will be attached requiring further details of this, should the application be approved.

The revised scheme increased the size of the balconies, which further breaks up the mass of the elevations, and is considered an improvement in design terms.

Layout, landscaping and Trees

A green (Sedum) roof is to be introduced on the flat roof section on the third floor where adjacent to plot 26.

This is a green roof which would improve Sustainable Urban Drainage as well as in terms of visual amenity.

Further details of this will be required in the landscaping condition should the application be approved.

The proposal will involve the removal of four trees, including a dead sycamore. The proposed landscape scheme submitted by the applicants also show trees will be re-located within the site, including 3 alder and 5

whitebeam trees. The submitted Tree protection method statement has been checked by the landscape designer who is satisfied with the proposals. The Landscape Designer has recommended tree planting along the southern boundary of the site to improve the screening. Further details of this, and all communal landscaped areas, will be requested within the landscaping condition of the application should the application be supported.

Further details of low planting to serve as a buffer between the parking spaces and the northern and eastern elevations of the building will be sought from the applicants.

The applicants have provided further details of the landscaping proposed for the frontages of the new building, as shown in the revised proposed ground-floor plan (plan number 0845PL00 Rev B).

The Design and Access Statement contains further details of the proposed landscaping for the scheme. Further more detailed information will still be required in the form of a full landscaping scheme to satisfy a landscape condition.

Quality of Residential Accommodation

The proposed unit sizes vary. There are 11x 1 bedroom, 13x 2-bedroom and 2x 3 bedroomed flats proposed.

All of the proposed units comply with minimum unit size guidelines within Brent's SPG17. The indicative room layouts demonstrate that all of the units have an element of integral storage space. Room layouts are largely replicated between the floors in order to minimise stacking problems whereby living areas are over living areas, and bedrooms over bedrooms. This reduces opportunities for potential noise nuisance.

The proposed building comprises 4 floors with a total of 26 flats. All of the units have two or more aspects, with 12 of the units having a southern outlook.

It is considered that all units will have a sufficient quality of outlook, and complies with SPG17 guidelines.

Amenity Space

The proposal includes private amenity space to all 2 and 3-bed units in the form of gardens or small terraces on the ground floor and balconies on all upper floors only. 1bed flat has a balcony. Whilst your officers consider that it would clearly be preferable for private amenity space to be provided for all units, there is no requirement for such provision within SPG17 and the units will benefit from access to the communal garden area. However this issue is being pursued with the applicants and is covered by condition 12.

Further details of the balconies will be required to satisfy condition 12.

This is compliant with SPG17 guidance.

Impact on adjoining residential development

Surrounding development comprises of residential accommodation, distances to windows to Kodak Court.

No windows on elevation facing Kodak Court, except for obscure glazed windows. This is acceptable as this

helps to break up the blank mass of this elevation, yet does not impact on the privacy of residents at Kodak Court.

The distance between Kodak Court and the closest wall of the new building is approximately 8.5 metres.

However, there are only obscure glazed windows proposed in this part of the building facing Kodak Court and so there would be no impact on the privacy of residents of Kodak Court. All habitable room windows/balconies of the new building are over 20 metres away from all the nearby existing residential buildings, including Hodgson Court and the houses on Northwick Close. This is in compliance with SPG17 guidelines.

Transportation

The application site has a PTAL rating of 3. Northwick Park (Metropolitan line) and South Kenton (Bakerloo and London Overground lines) are within 960 metres, and there are five bus services from Watford Road, which is within 640 metres.

The proposal includes the provision of 24 parking spaces, including 2 disabled parking bays, around the perimeter of the site, which equates to 0.92 parking spaces per unit. This is in accordance with the parking standards which would allow a maximum of 29.8 spaces. (PS14 and PS15).

The proposed provision for cycle parking also meets the cycle parking standards (PS16), as sufficient storage is to be provided for 27 spaces, plus two further Sheffield stands indicated on the plans for visitors.

A revised scheme incorporates proposed gated access via Northwick Close allowing better accessibility to public transport, as formalising access to South Kenton station and 'walkability' of the proposal, to comply with UDP policy TRN10. This is to be incorporated within the S106 Heads of Terms and further details of the proposed gate and its management required in a condition.

An informative will also be attached to any approval regarding travel information for the future residents of the proposed development.

Flood Risk

The site is within Flood Zone 1 (low risk of flooding) and is less than 1 hectare in size; therefore no detailed flood risk statement is required.

Density

For density purposes, the site area of the application site is 2550m². This gives the proposed density of the development to be 345 habitable rooms per hectare.

As the development is to provide residential accommodation for keyworkers at the nearby Northwick Park Hospital, your Officers consider that the proposed density of residential development is acceptable. The proposed pedestrian link to the existing footpath to the south of the site, which will allow better access to public transport links (South Kenton Station), also helps to support the proposed residential density.

Summary

The proposal will provide Affordable Keyworker Intermediate Rented accommodation for Northwick Park hospital workers and addresses a specified housing need. The accommodation is in accordance with Brent Council policy and guidance and your officers recommend that planning permission is granted.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent subject to Legal agreement

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Supplementary Planning Guidance (SPG) 17 - "Design Guide for New Developments".

Supplementary Planning Guidance (SPG) 19 - "Sustainable Design, Construction & Pollution Control".

Supplementary Planning Document - S106 Planning Obligations.

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Environmental Protection: in terms of protecting specific features of the environment and protecting the public

Housing: in terms of protecting residential amenities and guiding new development

Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) No development shall commence unless details of materials for all external work, including samples where necessary, (including choice of cladding, windows, roofing, balcony details and screens) shall be submitted to and approved in writing by the Local Planning Authority and those details, once approved, shall be fully implemented.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (3) All areas indicated for hard and soft landscape works on the approved plan including the communal roof gardens shall be suitably landscaped with trees/shrubs/plants and hard surfacing in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority, prior to commencement of any construction work on the site, and such landscaping work shall be completed prior to occupation of the buildings and thereafter maintained in accordance with the approved scheme.

The scheme shall also indicate:-

- other appropriate matters within the context of a landscaping scheme, such as details of seating, and usage of areas;
- treatment of the balconies and roof terraces including (notwithstanding the details on the submitted drawings,) methods of screening the areas and the screen heights;
- details of the proposed third floor *Sedum Roof*
- potential for additional tree planting along the site boundaries
- details of boundary treatments and any other means of enclosure

Any trees, shrubs and plants planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased, shall be replaced by trees and shrubs and plants of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the area.

- (4) Prior to development commencing, further details of proposed gated access to the public footpath to the south of the site via Northwick Close shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the buildings are occupied. Details should include setting, design and materials for the gate, boundary treatment, management and security measures.

Reason: To ensure the secure and well designed and managed access.

- (5) No development shall commence unless further details of:
- a) the proposed refuse and recycling facilities
 - b) 2 private secure bicycle storage facilities
- have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out and completed in all respects in accordance with the details so approved before first occupation of any of the dwellings hereby approved.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (6) Detailed drawings including, where necessary, sections and detailed elevations, of the various elements of the facades of the building, particularly the main entrances to the building, detailing the junctions between different elements of the building, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted unless agreed otherwise in writing by the Local Planning Authority, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure the design detail for this site results in a high-quality development in compliance with the requirements of Built Environment policies within the Unitary Development Plan and Supplementary Planning Guidance 17 "Design Guide for New Development"

- (7) Prior to the commencement of the use of any part of the approved development all
- a) parking spaces
 - b) access and turning areas
 - c) footpaths and access ways
- shall be constructed and permanently marked out in accordance with the approved plans. Thereafter they shall be retained and used solely in connection with the development hereby approved and for no other purpose.

Reason: To enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety along the neighbouring highway.

- (8) Prior to the commencement of construction works, a site investigation shall be carried out by competent persons to determine the nature and extent of any contamination present. The investigation shall be carried out in accordance with a scheme, which shall be submitted to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by the contamination and an appraisal of remediation options required to contain, treat or remove any contamination found. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004.

- (9) Any remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004

- (10) Details of the drainage system for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site and the development shall be carried out in full

accordance with the approved details.

Reason: To ensure an adequate and appropriate means of dealing with surface and foul drainage from the site is provided in the interests of the water environment and the environment of the locality.

- (11) Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any works on site and the approved details shall be implemented in full.

Reason: In the interests of safety, amenity and convenience and in the interests of the amenities of the adjoining residents.

- (12) Further details to maximise the number of balconies which the development shall be submitted to and approved in writing by the Local Planning Authority, before the development commences.

Reason: To increase provision of access to private amenity for those units above ground floor level.

INFORMATIVES:

- (1) The applicants are advised to provide travel information to residents in public areas via leaflets etc. and access provided for residents to any future Car Club at the hospital.

REFERENCE DOCUMENTS:

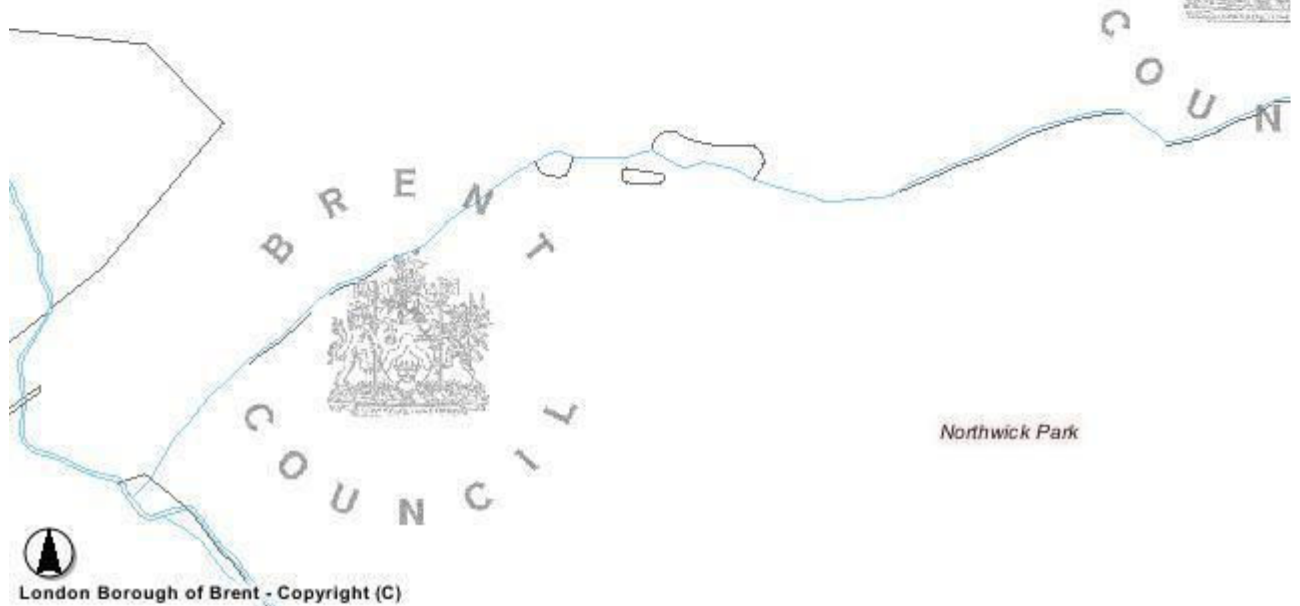
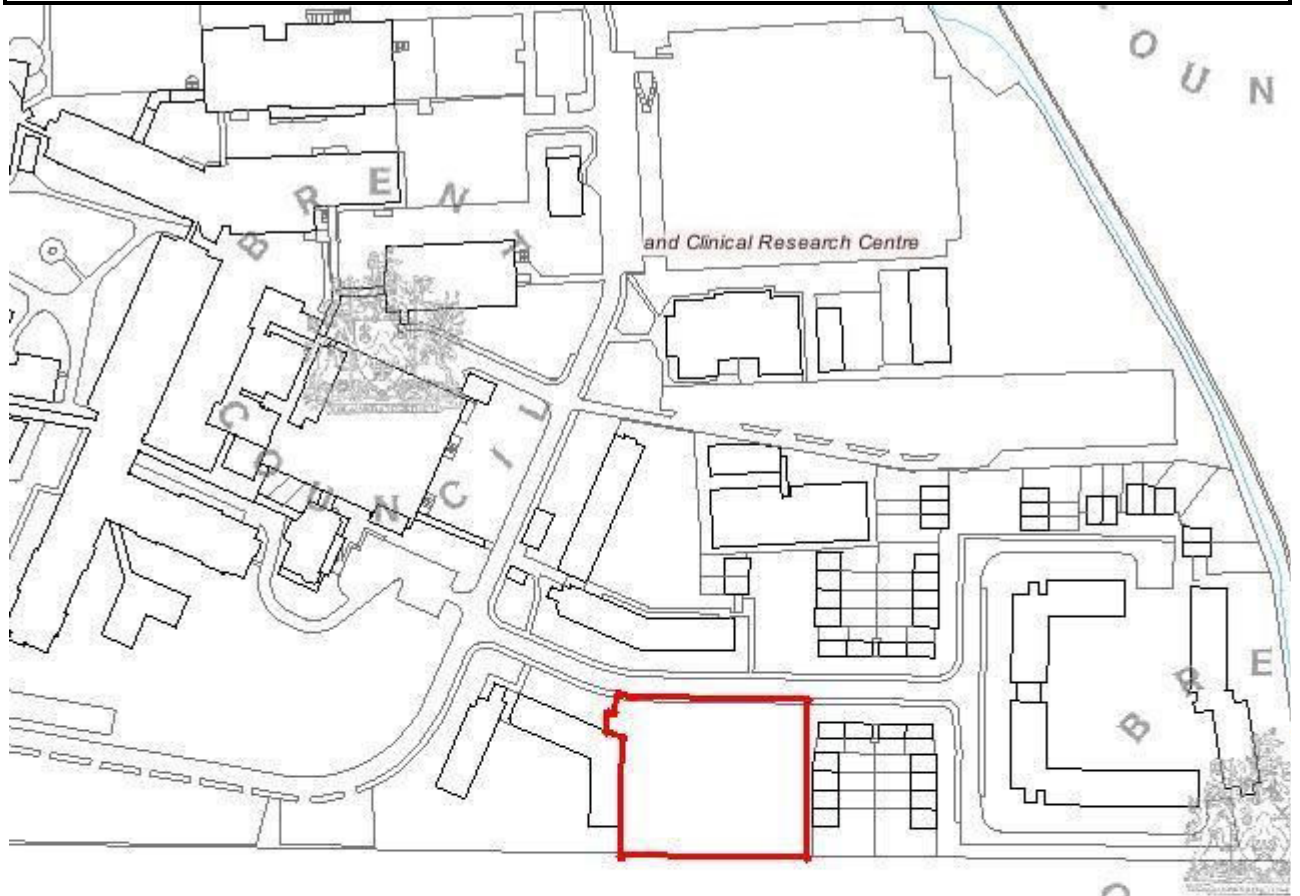
Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: Land Adjacent to Kodak Court, Nightingale Avenue, Harrow

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