



Planning Committee Map

Site address: GRATTON GUEST HOUSE, 147 Wembley Hill Road, Wembley, HA9 8DU

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This map is indicative only.

RECEIVED: 27 February, 2013

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: GRATTON GUEST HOUSE, 147 Wembley Hill Road, Wembley, HA9 8DU

PROPOSAL: Demolition of existing detached guesthouse and erection of part two-storey, part three-storey 15-bedroom residential care/supported living accommodation (Use Class C2) with associated off-street parking.

APPLICANT: Redfearns Development Ltd

CONTACT: SCP Architects

PLAN NO'S:
(See Condition 2 for the approved plans/info)

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Area Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement.

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
- Contribution of £16,500, due on Material Start and index-linked from the date of committee, to be used for improvements to the sustainable transports and open space in the local area and/or health care provision. .
- Join and adhere to the Considerate Contractors scheme.

And, to authorise the Head of Area Planning, 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.

This application is liable for Community Infrastructure Levy.(CIL) . The Mayor's contribution would be £9,145.50.

EXISTING

The site is occupied by a two storey building that was originally built as a large detached house. In the 1980's it was converted into a guesthouse with 4 guestrooms offering B&B accommodation, that is the last known use of the building. It has been vacant now for a number of years, and has since fallen into a state of disrepair. The building is set on a prominent, elevated site on the corner of Hillside Avenue and Wembley Hill Road, to which its side elevation is aligned. The site slopes down towards the rear boundary which is shared with residential properties on Park Lane. The building is screened from view to and from these dwellings by a number of mature ornamental and fruit trees, which are a prominent feature of the rear garden area. Tree Preservation Orders have been put in place on some of these trees.

To the west of the site are private garages which in turn border the rear gardens of properties on Park Lane. To the south of the property is 28 Hillside Ave, though the two are separated by a service road.

Vehicle access is gained from the Wembley Hill Road frontage to the west of the site where it sloped down towards properties on Park Lane.

This is not within a Conservation Area, nor is it a Listed Building.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

USE

Number	Primary Use	Sub Use
1	residential institutions	

FLOORSPACE in sqm

Number	Existing	Retained	Lost	New	Net gain
1	193		193	454	261

TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
	193		193	454	261

PROPOSAL

Demolition of existing detached guesthouse and erection of part two-storey, part three-storey 15-bedroom residential care/supported living accommodation (Use Class C2) with associated off-street parking.

HISTORY

87/1274 – Granted

Change of use to Bed & Breakfast guesthouse.

04/1368 – Granted

Demolition of existing guesthouse and erection of replacement part 2, and part 3-storey, 13-bedroom hotel.

05/3161 – Refused – Appealed – Dismissed on Appeal

Erection of x2 attached 3-storey dwellinghouses.

06/0516 – Refused – Appealed – Dismissed on Appeal

Erection of x2 attached 3-storey dwellinghouses.

12/1054 – Withdrawn

Demolition of existing guesthouse and erection of replacement part 2, and part 3-storey 15-bedroom residential care home.

Reason for withdrawal;-

The applicants failed to demonstrate that this type of accommodation was to meet a 'local need', it was aimed at housing residents from outside the Borough. Following advice that the proposal was to be refused for these reasons it was subsequently withdrawn.

12/2167 – Withdrawn

Demolition of existing guesthouse and erection of replacement part 2, and part 3-storey 15-bedroom residential care home.

Reasons for withdrawal;-

Brent's Head of Adult Social Services had stated support for the provision of accommodation for people with mental health issues confirming their to be a "significant need for this accommodation". The application had to be withdrawn for procedural reasons as it transpired that the applicants had failed to serve notice under Certificate B to the owner of the site (at that time).

POLICY CONSIDERATIONS
National Planning Policy Framework – 2012

London Plan 2011

- 3.1 – Ensuring Equal Life Chances for All
- 3.3 – Increasing Housing Supply
- 3.8 – Housing Choice

Brent UDP 2004

- BE2** – Townscape: Local Context & Character
- BE7** – Public Realm: Street scene
- BE9** – Architectural Quality
- H12** – Residential Quality Layout Considerations
- H23** – Supported Housing
- PS13** – Parking Standard

Brent Core Strategy – July 2010

Policy CP 21 ‘A Balanced Housing Stock’

Supplementary Guides

- SPG12 – Access for Disabled People
- SPG17 – Design Guide for New Development
- SPD – s106 Planning Obligations

Main Considerations;

- Principle of use & loss of existing guesthouse
- Does this type of accommodation meet a Borough need?
- Impact on local health/social services
- Impact on amenities of neighbouring occupiers
- Parking standards, and highway safety

CONSULTATION

A total of 70 nearby properties were consulted by letter on 14 March 2013. To date four representations have been received, all of which raise objection to the proposal.

Main grounds for objection raised are;

- This is an un-suitable location close to the road junction and close to traffic lights. This proposal will add further congestion.
- This will create further parking problems on Hillside Avenue and surrounding roads, which already suffer from heavy parking.
- There is a Tree Preservation Order on the site.
- Will overlook and cause a loss of privacy to No.29 Hillside Avenue.
- Accommodation for persons with mental health issues will reduce safety for local residents.
- This will devalue property prices (not a material planning consideration)

Statutory Consultees

Ward Councillor's;
No responses received.

Environmental Health;
No objection is raised. A condition is recommended to minimise the impacts arising during demolition and construction operations.

Transportation;

The site is at the north-western corner of the junction of Wembley Hill Road and Hillside Avenue, and has moderate access to public transport services, scoring PTAL 3. Wembley Hill Road is a local distributor road, whilst Hillside Avenue is a local residential access road. The site lies within the Wembley Stadium Event Day Parking Zone, but otherwise parking on-street is unrestricted.

Hillside Avenue is not designated as a 'heavily parked street' in the 2004, UDP. However it is noted that it attracts day time commuter parking, and as such the road is parked to capacity during the day time. At night outside normal working hours the levels of on-street parking are much reduced.

Parking standards for the proposed care home are set out in standards PS13 and PS22, this equates to 1 space per 10 bedrooms, plus 1 space per five staff, giving a maximum allowance of 2.9 spaces overall. As such the proposed two standard width spaces to the rear would meet this standard.

Suitable provision is made for space for a mini-bus or ambulance and a disabled parking space. This satisfies standards PS22 and PS15 respectively.

Predicted trip generation patterns have been provided with movements generated largely by staff at the start and finish of shifts. Given the client group then such occupants will not be car owners. Some additional activity will stem from visitors. But on balance given the location of the facility with various public transport options available close to the site, and the relatively low levels of trip generation predicted the application can generally be supported on transportation grounds.

The proposal can generally be supported on transportation grounds subject to (i) further details of secure cycle parking will being required as a condition and (ii) a s106 agreement to secure a financial contribution of £5000 towards improvements to non-car modes of access.

Landscape Design;-

The existing site has several mature trees, and there is a Tree Preservation Order in place for some (ref; 43.10/289)

The proposed building footprint is greater than existing, this may affect existing trees. So too may demolition and construction works.

A fully detailed tree survey (to BS 5837) is therefore requested taking into account all trees on site, with a detailed plan showing the relationship of new trees to proposed building.

Also requested is a detailed demolition and construction method statement showing work areas, access, loading and storage areas, exact location of tree protection measures, no dig zones, temp ground protection and root protection zones. This will need approval prior to commencement of any demolition or construction work on site.

Also a fully detailed site wide landscape plan will be submitted for approval. This shall include details of hard surfacing, planting, trees, species, sizes, densities, as well as any boundary treatments.

Brent Primary Care Trust (PCT);-

No response received.

Brent Adult Social Services;-

Brent's Head of Integrated Commissioning for Adult Social Services is supportive of the scheme. It is stated that this form of new, high quality supported living is needed within the Borough and that they would work closely with the provider to ensure the implementation of this and in identifying individuals to move into the scheme. It is confirmed that individuals would be housed on a housing benefit funded basis.

REMARKS

Existing context/background;

The lawful use of the property is a guesthouse (Use Class C1) though it has been a number of years since it was last used for this purpose.

The principle of demolishing the building and replacing this with a building of larger footprint, and of contemporary design was established through the granting of planning permission 04/1368. Although this permission for a 17-bedroom hotel has now lapsed it has established principles in terms of the scale of building that is considered to be appropriate on this site.

The current proposal respects the footprint and heights of the building approved in the 2004 consent, the drawings submitted demonstrate this. The contemporary design is still proposed. Only minor changes are proposed to the elevations where the position of windows and size of openings are to be tweaked slightly, as will some of the external finishes to elevations.

Loss of guesthouse & demonstration of need;

In planning policy terms no protection is afforded for either hotel or guesthouse accommodation, so there is no policy objection to the loss proposed. The building is not listed, nor in a conservation area, so again there is no objection in principle to the building's demolition, provided it is replaced with a building of acceptable quality.

Maintaining and provided a balanced housing stock is a key Core Strategy housing objective. The issue raised by Core Strategy policy CP21 is a demonstration of 'local need' when proposing supported housing or residential care accommodation.

The main objective of Policy CP21 is to ensure that a balanced housing stock is maintained and provided. This is to be achieved by making appropriate local provision for a wide range of specific and special housing needs, as required by London Plan Policies 3A.5 & 3A.13, including family homes, sheltered housing for older persons, non self contained accommodation, such as hostels for households without children (including key workers and students), housing providing support (including extra care accommodation for older persons) and residential care homes.

The type of residential accommodation proposed in this application is described as supported living, where an element of care will be provided by 24-hour staff for the client group. The client group will be adults with cognitive impairments. Care Assist who will be the service provider operates a number of similar facilities in Harrow, Ealing and Brent. They have confirmed that the client group will be adults on a recovery pathway plan, who have been suitably assessed by Brent PCT for the provision of secondary care, with a view to being socially reintegrated into the community for independent living, or with minimal outreach support. As advised by the applicant the spectrum of mental health issues of occupants could include depression, abuse, eating disorder, anxiety, schizophrenia and dual disorders such as bi-polar.

The type of accommodation proposed is referred to as secondary recovery care. It is used to assist residents to progress through to lesser dependency, and to help them learn the necessary skills to become socially inclusive and to live independently.

Supported by staff 24 hours a day prospective residents will be taught life skills to prepare them for independent living, an in-house library and computer IT centre will assist this. Staff will provide assistance and support for medication compliance, support for meal planning diet, nutrition and support to find stable employment.

There is a strong expression of support for this type of accommodation from Brent's Head of Integrated Commissioning for Adult Social Services. It has been confirmed that Brent is in need of new, high quality supported housing and welcomes the proposal. Brent would work closely with the provider to identify individuals suitable for housing and for reintegration back into the community

In the light of this clear support for the accommodation and the clear demonstration that this accommodation would meet an identified need in the Borough it is considered that use is acceptable when assessed against Policy CP21, and would assist in providing and maintaining a balanced housing stock. This demonstration of need addresses the Council's earlier concerns with the proposal.

Similar uses are not known to exist locally and therefore there is no risk of over concentration. The nearest known care facilities in this part of Brent are in Manor Drive approximately 450m from the site, Roslyn Crescent which is over 800m away and the Brook House Care Centre on Forty Avenue which is approximately 900m from the site.

The site is within easy access of local shopping facilities and public transport and is therefore in an accessible location which satisfies UDP policy H23(e).

Scale, Design & Appearance;

The proposed building's overall height and width is consistent with adjoining residential properties. Its depth is greater but so is the plot within which it would be situated, being well over twice the size of the plots of the neighbouring houses on Hillside Avenue

The design of the proposed development and its relationship with the ground level, produces a building broken up into several different elements, lowering in height to the west to respect 28 Hillside Avenue and addressing the corner with a taller "tower" element. Due to the level changes between this and neighbouring sites the new building will be sunk below No.28 Hillside Avenue by approximately 3m.

An accessway to a row of garages at the rear of 28 Hillside Avenue borders the site to the south and provides a buffer between the new building and the nearest residential building to the south on Hillside Avenue. The impact would be further minimised due to the mature trees to the west of the building that are to be retained.

The stepping in at the first floor of the rear of the building would also allow for the creation a roof terrace along Wembley Hill Road. The single storey flat roof part closest to 28 Hillside Avenue would be conditioned not to be a sitting out area, in order to protect the privacy of these and other occupants.

It is considered that due to the distance to be maintained between the rear of the proposed building and the rear of properties on Park Lane at a minimum of 23 m, (which is greater than the 20m required for new development under SPG17) as well as the added protection of the TPO protected trees to the rear of the site, the development would not result in a significant level of overlooking, loss of privacy or enclosure for properties to the rear. The closest windows to the rear boundary within the proposed building would be 14m away (which is greater than the 10m required for new development under SPG17).

The proposed development would closely match in width when viewed from the south on Wembley Hill Road, that of the existing building. Although it would project closer to the boundary than the current structure, the open character of the streetscene would help to reduce this impact. The building would be set approx 2m from the corner boundary at its closest point, and it is not considered that this would be overbearing.

The existing building fits the topography of this elevated site where there is a change in levels through its vertical emphasis and as a result of its stepped design which has the effect of breaking up the building into smaller elements. It would not appear visually obtrusive within the street scene, and is of a well considered contemporary design which is acceptable in this location.

Layout & accommodation;

The proposed plans indicate there being a total of 15 en-suite, single occupancy bedrooms, with kitchenettes arranged over lower ground, ground and first floors, communal lounge and living area for residents, staff office and staff accommodation and laundry room. The use is acceptable as C2 accommodation, but the building layout is not considered suitable for general purpose C3 housing because of the room sizes. A planning condition is recommended restricting the use of the property to C2 only.

As this is referred to as 'supported accommodation' there is no regulatory standard in terms of minimum floorspace. The building has been designed following dialogue between the provider (Care Assist) and Brent's Head of Integrated Commissioning in Adult Social Services, who also advises that the individual floor space per living unit in this scheme is significantly above the usual bedsit type supported accommodation or equivalent residential care home.

The type of accommodation will not fall under Care Quality Commission regulations, but any care support provided on site will be required to comply with the CQC regulatory regime as would any other domiciliary care provision.

The outside amenity space will be accessible for all residents, including the communal roof terrace at first floor level. The main entrance is facing Wembley Hill Road with level access to be provided via Wembley Hill Road and Hillside Avenue.

Impact on neighbouring amenity;

The footprint and scale of building remains consistent with the 2004 hotel approval. This was judged to have an acceptable impact on neighbouring amenity at that time, and standards for assessing the impact on neighbouring amenity haven't changed in the intervening period. Window-to-window distances in excess of 20m are observed which will maintain the amenity of properties on Park Lane. The building footprint will not result in harm to No.28 Hillside Avenue either due to the separation and the minimal projection beyond which is proposed. No overlooking of 28 Hillside Avenue will follow.

Amended plans were requested to mitigate potential overlooking from the first floor roof terrace. These revised plans have now been submitted which propose a 1.7m high obscure glass balustrade around the edge, and planter buffers to provide further screening.

It is stated that the proposed accommodation with 15 bedrooms, will have full time employees operating 24 hours a day, 7 days a week. Whilst there will be a degree of intensification in terms of the use of the property there is no firm evidence to suggest the degree of intensification of use will be harmful to neighbouring amenity. The lawful use of the property as a guesthouse would attract a level of activity greater than a C3 dwellinghouse, and furthermore the lapsed 2004 hotel consent with 17-bedrooms would have given rise to a greater intensity of use than the proposed C2 accommodation. The fact that this is detached property will further reduce the impacts felt by neighbouring residents.

Landscaping;

The site occupies a prominent location elevated above street level. Trees on this site form part of the skyline for the area, as a group they contribute significantly to the overall green aspect of the area and are of considerable landscape importance. Accordingly, it is important that any development of the site maintains or enhances the contribution of these trees and the surrounding landscape. The largest tree on the site, a weeping willow, would be in close proximity to the building (at the rear). Previous advice of Landscape Officer's has been that this would not be harmed by the development provided that levels around the tree are not altered excessively. The trees proximity to the building may result in shading to the extent that pruning may be considered desirable by the owner in order to improve the outlook from the adjacent windows. Any pruning works would need the prior approval of Brent's Tree Protection Officer.

No objection is raised on landscaping grounds, however Landscape Officer's have requested that a fully detailed tree survey to BS; 5837 is carried out which accounts for all existing trees on site, and further details to accurately shows the relationship of trees to be retained to the proposed building and hard surface areas. In addition a detailed demolition and construction method statement is required and a detailed site wide landscaping plan. Planning conditions will be attached to secure these details.

The existing privet hedge fronting Hillside Avenue is proposed for replacement, which is welcomed. A planning condition is recommended to secure this.

Transportation issues;

There is an existing vehicle access onto Wembley Hill Road with three off-street parking spaces located to the rear of the site. The proposed development plans to utilise this access and to provide two standard width off-street spaces, and a further space for mini-bus or ambulance parking. This level of parking complies with UDP standards given in PS13 and PS22. The parking allowance for the proposed residential care accommodation is 1 space per 10 bedrooms, plus one space per five staff. With up to 15 bedrooms and 6 members of staff on shift at any one time the levels of parking proposed will be acceptable.

Projected trip generation rates have been submitted suggesting that the peak period will be at the start and finish of staff shifts. Each shift is expected to attract 6 staff members. The level of vehicle activity projected is not held by Transportation officer's as being significant enough to adversely impact on parking or traffic problems in the vicinity of the site.

Staff and visitors will benefit from the wide choice of public transport options available to this part of Wembley. Residents are highly unlikely to be in a position where they are car drivers themselves, or indeed that they own a car of their own.

Subject to further details of cycle parking to be secured through condition no objection would be raised by Transportation Officer's.

Conclusion;

The proposed residential care accommodation would meet a known Borough need, and given the size, scale and layout it is not considered the use would give rise to conditions harmful to the amenities of neighbouring occupiers.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

National Planning Policy Framework 2012
LDF Brent Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 'Design Guide for New Development'

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) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

P201,revA
P202,revF
P203,revD
P204,revF
Design & Access Statement - Aug 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The existing boundary hedge screen situated on the Hillside Avenue boundary(ies) of the site shall be retained. Should any part die or be damaged during the course of development, replacement planting shall be undertaken in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason: Permission is granted having regard to the present screening and boundary planting in existence, the retention of which will ensure a satisfactory visual appearance.

- (4) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the south-west facing flank wall of the building without the prior written consent of the Local Planning Authority.

The projecting oriel window(s) on the south-west facing flank wall of the building(s) shall be constructed with obscure glazing to one side, as shown on drawing 203D and shall be permanently maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

- (5) No access shall be provided to the roof of the single storey element adjacent to 28 Hillside Avenue by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (6) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987(or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning

(General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the use hereby permitted shall only be for the purpose of Use Class C2 as residential care/supported living accommodation for persons with cognitive impairments and shall not include use for the purpose of self-contained residential accommodation under Use Class C3:-

Reason: To ensure that the use will continue to meet an identified Borough need for such accommodation and that no separate use should commence without the prior approval of the Local Planning Authority so as to enable other uses to be considered on their merits;

- (7) (a) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

(b) Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- (8) All areas shown on the plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscaping work shall be completed:-

(a) prior to first occupation of the building.

Such scheme shall also indicate (but not be limited to):-

(i) Walls and fences

Details of all boundary walls and fencing, indicating materials and heights.

(ii) Planting

Details of all new planting (including trees), shrubs, perennials with details of species, size and density.

(iii) Physical separation

Adequate physical separation, such as protective walls and fencing, between landscaped and paved areas.

(iv) Mounds existing contours and any alteration of the ground levels, such as earth mounding.

(v) Screening of the roof terrace

Prior to first occupation to provide screening of the first floor roof terrace in full accordance with the details submitted on drawing numbers 202F and 202D

(vi) Hardsurfacing

Details of hardsurfacing materials to be used on foot ways, other paved pedestrian and vehicle parking areas.

(vii) Maintenance details

Details of the proposed arrangements for maintenance of the landscaping.

(viii) Other details to include:-

Full details of any external lighting.

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

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (9) Prior to the commencement of any site clearance, demolition or construction works on the site the submission and approval in writing of:-

(a) A detailed tree survey to BS 5837 shall be carried out for all trees on site, with a precise site plan showing the relationship of trees to be retained to the proposed building and areas of hard surfacing.

(b) And approval of a detailed Construction Method Statement to BS: 5837 2012 describing how all existing trees and their roots will be protected during construction works showing work areas, access, loading, storage areas, location of tree protection measures and temporary ground protection measures.

Thereafter works shall be carried out fully in accordance with any details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (10) Details of the provision of a minimum of 2 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- (11) All parking spaces, turning areas, and footways shall be constructed and permanently marked out prior to commencement of use of any part of the approved development unless otherwise agreed in writing and, approved by the Local Planning Authority. Such works shall be carried out in accordance with approved plans.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety within the site and along the neighbouring highway.

INFORMATIVES:

- (1) The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227