


Committee Report Planning Committee on 18 September, 2013

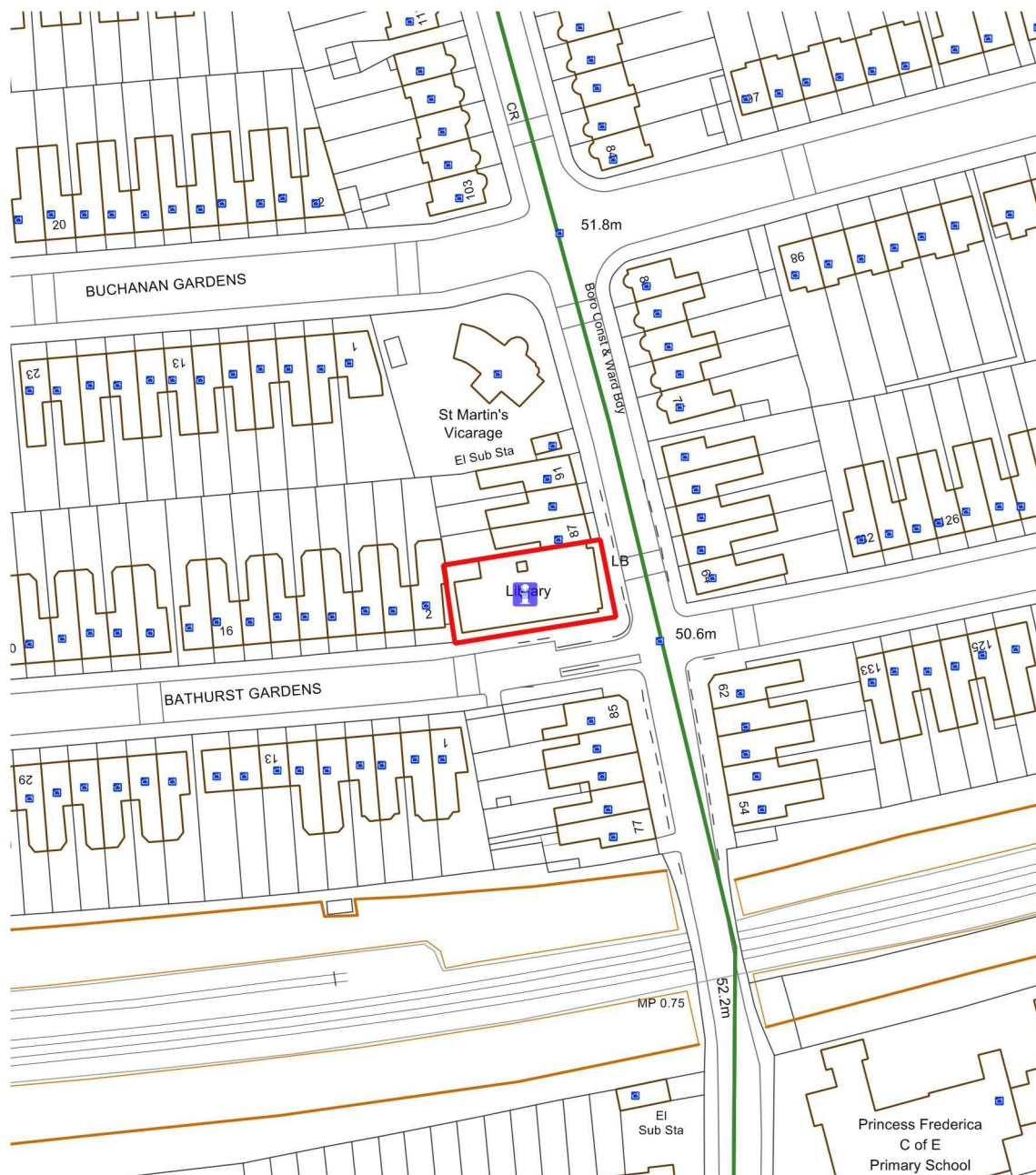
Item No. 06
Case No. 13/2058



Planning Committee Map

Site address: Former Kensal Rise Branch Library Building, Bathurst Gardens, London, NW10 5JA

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This map is indicative only.

RECEIVED: 30 July, 2013

WARD: Kensal Green

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Former Kensal Rise Branch Library Building, Bathurst Gardens, London, NW10 5JA

PROPOSAL: Conversion of the existing vacant building to provide 7 residential units (3 x one-bed flats, 3 x two-bed flat & one x two-bed house) on the ground and upper floors and 175m² multi-functional community space (Use Class D1) on ground floor and basement. Alteration to roof pitch over and increase in height of rear wall of central section of main building, proposed new roof with flank wall windows to existing west wing. Provision of new entrance doors on College Road and replacement rear and flank wall windows with associated waste storage, cycle parking and solar panels.

APPLICANT: Kensal Properties Limited

CONTACT: Nicholas Taylor and Associates

PLAN NO'S:
3137-020
3137-021
3137-030
3137-039E
3137-040H
3137-041C
3137-042D
3137-043C
3137-050
3137-051B
3137-052B
3137-053A
3137-054
3137-055D
3137-060D
3137-070E
3137-074H
3137-075F
3137-076G

RECOMMENDATION
Refuse Consent

This application is liable for Community Infrastructure Levy.(CIL) . The Mayor's contribution would be £28,556.24.

EXISTING

The subject site, located on the north-western corner of the junction between College Road and Bathurst Gardens, is occupied by a part single, two and three storey detached building. The building has been vacant since 2011 before which time it was most recently used as a public library. The building is not Statutorily Listed nor does it appear on the list of locally listed buildings published within Brent's Unitary Development Plan 2004. However, in December 2012 the building was listed, under the provisions of the Localism Bill 2011, as an Asset of Community Value.

PROPOSAL

See description above.

HISTORY

There are no previous planning applications registered on the site.

POLICY CONSIDERATIONS

The following planning policies and guidance are considered to be of particular relevance to the determination of the current application.

National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces Planning Policy Guidance and Planning Policy Statements with immediate effect. It includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant. The NPPF states that good quality design and a good standard of amenity for existing and future occupants of land and buildings are required.

Accordingly, the policies contained within the adopted SPG's, London Borough of Brent Unitary Development Plan 2004 and Core Strategy 2010 carry considerable weight in the determination of planning applications and appeals.

London Plan 2011

- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.16 Protection and enhancement of Social Infrastructure
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 8.2 Planning Obligations

Core Strategy 2010

- CP2 Housing Growth
- CP14 Public Transport Improvements
- CP15 Infrastructure to Support Development
- CP17 Protecting and Enhancing the Suburban Character of Brent
- CP18 Protection and Enhancement of Open Space, Sports and Biodiversity
- CP21 A Balanced Housing Stock
- CP23 Protection of existing and provision of new Community and Cultural Facilities

UDP 2004

- BE2 Townscape: Local Context and Character
- BE3 Urban Structure: Space & Movement
- BE4 Access for Disabled People
- BE5 Urban Clarity & Safety
- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- H12 Residential Quality – Layout Considerations
- H18 Quality of Flat Conversions
- TRN3 Environmental Impact of Traffic
- TRN11 The London Cycle Network
- TRN22 Parking Standards – Non-residential Developments
- TRN23 Parking Standards – Residential Developments
- TRN34 Servicing in New Development

SPG17: 'Design Guide for New Development'

CONSULTATION Public Consultation

The application has been subject to widespread public consultation. Consultation letters were sent out to 967 addresses in the local area on 2nd August 2013, 8 site notices were installed on the streets neighbouring the subject property on the 6th August 2013 and the application was advertised in the local press on 8th August 2013. Local politicians and local community groups were also consulted on the planning application.

There has been a significant response to the consultation. So far, in total, 247 letters of objection, 125 letters of support and 5 general comments have been received from members of the public.

A petition of objection containing 1458 signatures from individuals and 54 endorsements from local businesses was received from The Friends of Kensal Rise Library.

Letters of objection have been received from the Kensal Triangle Residents Association and Kensal Rise Residents Association.

Representations have also been received from a number of local Councillors as follows:-

- Cllr Shaw (Brondesbury Park) - Objection
- Cllr Cheese (Brondesbury Park) - Objection
- Cllr Thomas (Kensal Green) - Objection
- Cllr Hector (Kensal Green) - Objection
- Cllr Denselow (Queen's Park) - Comment
- Cllr Lorber (Sudbury) - Objection

In summary the concerns of the objectors relate to the following issues:-

Community Use/Hub

1. The proposed use of the building would harm the status of the building as an Asset of Community Value.
2. There will be a loss of community space and civic amenity in an area where these facilities are already lacking.
3. The loss of community facility is not offset by the provision of new homes
4. The proposed community hub is insufficient, unsuitable and impractical for meeting community needs.
5. The development would harm local employment as a facility which could be used for social enterprise or to developed skills would be lost.
6. Arrangements for the future ownership of the community hub is unclear.
7. The applicant has failed to consult the local community in developing the proposals for the community hub
8. The basement area of the community hub would not be suitable for some users and would provide a substandard space for community use.

Residential Accommodation

9. There is no affordable housing proposed
10. The quantum of residential development with no outside space is an overdevelopment of the site
11. The development will increase parking and traffic problems within the locality of the site.
12. The development does not provide adequate facilities for the storage of refuse/recycling and bicycles.

Building Alterations

13. The development would harm the character and appearance of the building
14. The development will harm both the external and internal character of a locally listed building

Other

15. There has been inadequate consultation on the planning application.

Internal Consultation

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Transportation Unit - No objections subject to a Section 106 Legal Agreement confirming that the residential dwellings shall all be entirely car-free, removing the rights of future occupiers to obtain residents parking permits, in order to comply with Policy TRN23 of the UDP-2004. A condition requiring the provision of secure, covered cycle parking spaces at ground floor level is also requested, to comply with PS16 standards.

Urban Design - Concerns raised regarding the proposed alteration to the main roofslope.

REMARKS

Main Considerations

1. The proposed development would involve the conversion of the vacant building, most recently used as a library(Use Class D1), into a community hub (Use Class D1), six self-contained flats and one self-contained dwellinghouse. It is considered that the main planning consideration in relation to the determination of the application are:-
 - Whether sufficient mitigation is provided for any loss of community or cultural facilities
 - Whether the proposed residential units provide an acceptable quality of residential accommodation and amenity for future occupiers.
 - Whether any proposed alterations to the existing building are in keeping with the character and appearance of the existing building and surrounding streetscene and whether they would have an acceptable impact on the amenity of adjoining residents
 - Whether the proposed development would have an acceptable impact on local highways and parking conditions
 - Whether the proposed development has an acceptable impact on local infrastructure.
2. The above is a summary of the main planning considerations affecting the current proposal. The application should be determined in accordance with the development plan and any other material planning considerations as set out in this report.

Replacement of Community Facilities

3. The existing building has been vacant since the former use of the building as a public library ceased in 2011. The cessation of the former use was as a result of the Council's Library Transformation Project. The applicant argues in their submission that through this process, adequate mitigation has already been provided, in the form of new and improved library facilities, to justify the loss of the existing building. The Library Transformation Project does provide a comprehensive and efficient library service in the borough. However, the development does not adequately address local demands for wider forms of community facilities. Whilst the Council's library use has ceased, the building remains capable of being used to meet other wider community needs and therefore sufficient mitigation would need to be provided if the loss of the community use is to be supported.
4. In terms of local demand for community facilities it is important to note that in December 2012 the building was listed, at the request of the Friends of Kensal Rise Library, as an Asset of Community Value under provisions contained in the Localism Act 2011. This listing is designed to support the community right to bid by requiring the owner of the asset to provide sufficient time to community groups to prepare and submit a bid, if they wish, should the owner of the asset decide to dispose of the asset. Whilst ultimately this listing cannot prevent the owner selling the asset to whom ever they want, at whatever price they want, it does offer an opportunity for community groups to make a bid for the asset in advance of any agreement to sell to a third party. In the circumstances of this case the arrangements between the owner, All Souls College, Oxford, and the developer to place before the listing of the asset and accordingly the requirement to provide the window for a community bid did not arise.
5. The Department for Communities and Local Government has produced non-statutory guidance on the Community Right to Bid. Paragraph 2.20 sets out that "the fact that the site is listed may affect planning decisions - it is open to the Local Planning Authority to decide whether listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case." Whilst regard must be had to the development plan in the determination of the application it is considered that in this case the fact that the building is listed as a Asset of Community value is also a material planning consideration as it reasonably demonstrates that there is a local demand for community facilities within the locality and in particular a demand that those facilities should be provided on the subject site.
6. The listing as an Asset of Community Value is also relevant in this particular case as a partial change of use to residential is proposed. Residential uses are normally exempt from being listed as Assets of Community Value and therefore, if permission were to be granted, this would have an impact on the

extent of the current listing.

7. The existing building has a gross internal floor area (GIA) of 612m² (543sqm NIA) arranged over 3 floors. Under its previous use the ground floor acted as the main reading room and reception area, with ancillary staff areas and storage space on the first floor and storage on the second floor. The ground floor of the property has a floor area of approximately 276sqm (GIA).
8. The proposal would involve the formation of a community hub occupying part of the ground floor of the building and part of the proposed basement floorspace, yet to be excavated. The proposed community hub facility would have an internal floor area of 176sqm (GIA), 100sqm (GIA) less than the former ground floor library reading room and reception and 436sqm (GIA) less than the former library as a whole. This is a sizeable shortfall in terms of the quantity of floorspace to be reprovided and these concerns are compounded by the fact that the limited floor space would be provided over two levels with 107sqm (GIA) of this space provided at the ground floor level and 69 sqm (GIA) provided at the basement level.
9. Notwithstanding concerns regarding the quantity of community use floor space to be provided, consideration also needs to be given to the quality of the space and its functionality in terms of meeting the demands of the local community. The open plan layout of the spaces does not appear to lend itself particularly well to concurrent use of the space by multiple user groups which is suggested in the applicants 'Community Hub Supplementary Report' (CHSR). For example, if one group wished to use the basement area, whilst another the ground floor, conflicts would be likely to occur in terms of accessing the main entrance, which is provided directly off the ground floor space, and access to the toilet facilities which are accessed directly off the basement space. There are also general concerns regarding the quality of the space at basement level, as this would suffer from a lack of natural light and ventilation with the space served only by two glazed areas to the ground floor space above. The applicant proposed to overcome any conflicts through the use of sliding partitions, but this would further subdivide the already limited space and would not lend itself to a number of the proposed uses contained in the CHSR.
10. In the submission the applicant proposes a number of flexible uses within the facility which have been identified through public consultation. Information on the form and extent of the public consultation undertaken to identify the local demand for community facilities is extremely limited within the submission and it is not clear to what extent the proposed uses would meet the wider demands of the local community. The applicant sets out in the planning statement that the space will "be offered to a community use provider on a rent free or heavily subsidised basis in perpetuity" and this provider will be identified through a tender process. However, again details are limited and it is difficult for officers to be certain that there is a reasonable chance that through this process the community hub will be deliverable and sustainable.
11. Overall, there are significant concerns regarding the quantity, quality and sustainability of the proposed community hub, and whether sufficient community engagement has been undertaken to ensure that the proposals respond to the local need for community facilities. As such, it is the view of officers that the proposal would fail to provide sufficient mitigation to justify the loss of the existing community facility, which has been listed as an Asset of Community Value.

Quality of Residential Accommodation

12. The proposed residential accommodation will be provided in the form of six self-contained flats (3 x 1-bedroom and 3 x 2-bedroom) and one self-contained 2-bedroom dwellinghouse. The flats would be arranged over the three floors. On the ground floor one two-bedroom flat is proposed along with the ground floor of the dwellinghouse and the community hub. The main access to the flats will be from Bathurst Gardens.
13. On the first floor level there are three self-contained flats (2 x 1-bed and 1 x 2-bed) accessed from a central core and the upper floor of the proposed two-bed dwellinghouse. The two 1-bed flats will be directly over the community hub. On the second floor there are two self-contained flats (1 x 1-bed, 1 x 2-bed).
14. In terms of the internal space standards set out in the Mayor's Housing SPD, the minimum standards are generally met as set out in the table below.

Flat No.	Unit Type	Unit Size (Sqm)	London Plan Minimum Standard	Amenity Space (sqm)
1	2bed 4person	77	70	8
2	2bed 3person	69	61	None
3	1bed 2person	50	50	None

4	1bed 2person	50	50	None
5	1bed 2person	50	50	7.5
6	2bed 4person	74	70	None
7 (house)	2bed 3person	82	83 (standard for 2b4p house, no standard for 2b3p house)	11

15. In terms of external amenity space none of the proposed units comply with the guidance contained in SPG17 that recommends a minimum of 20sqm be provided per flat and 50sqm per family dwellinghouse, with 4 of the 7 units failing to provide any external space at all for future occupiers. Furthermore, the limited spaces to the ground floor units would be located to the north of the building which would be likely to overshadow these areas for much of the day. The guidance contained in SPG17 sets out measures that could be implemented to address a shortfall in amenity provision. In this case, it is considered the most appropriate form of mitigation would be to provide increased unit sizes. However, a number of the proposed units that fail to meet the guidance on amenity standards only just meet the minimum internal floorspace standards.
16. A number of the habitable rooms within the scheme fail to provide sufficient outlook for potential occupiers. In particular, the living dining space to the ground floor 2-bedroom unit would have a 2.7m outlook across the small courtyard to the joint garden boundary and beyond that towards the 2-storey flank wall of 2 Bathurst Gardens, at a distance of 6m. This present a particularly poor form of outlook and is also unlikely to provide sufficient daylighting to the main living dining space for this unit. The Daylight report submitted by the applicant acknowledges that the amount of daylight received by this window would be insufficient to naturally light the entire length of the living/dining area and that occupants would need to rely upon artificial lighting. This is considered to present unsatisfactory living conditions for future occupiers and does not support the principles of sustainable development.
17. Similarly, the ground floor living space to the proposed house would have a 3m outlook towards the boundary with 87 College Road. On the first floor, towards the northern side of the building, there is a 1-bedroom flat where the outlook is enclosed by an obscured screen towards a flank wall at a distance of 4m which again would fail to provide an appropriate outlook for future occupiers.
18. Overall, it is considered that there are a number of issues with the quality of the residential units proposed that cumulatively result in a scheme that would fail to provide a sufficient standard of residential accommodation and amenity for future occupiers.

Transport, Parking and Servicing

19. The subject site is located in an area where the surrounding streets have been identified as being heavily parked and, as such, no further demand for on-street parking can be accommodated without giving rise to conditions that could prejudice highway and pedestrian safety. No on site parking is proposed and it does not appear that it would be practical to do so. The proposed development would significantly increase the parking standard for the site, by 4.9 spaces, and therefore, without mitigation, this would be unacceptable in this location. However, the site does benefit from very good access to public transport facilities (PTAL4) and the site is located within a controlled parking zone and therefore a 'permit-free' agreement would be appropriate in this case. This would prevent future occupiers of the development from obtaining residents parking permits thus negating any impact on parking congestion within the locality of the site. If the application were to be approved this 'permit-free' arrangement would need to be secured through a s106 agreement to ensure that it could be effectively monitored and enforced.
20. The proposed community hub would have similar parking and servicing standards to the former use of the building and therefore the transport impact of this facility would be likely to be comparable to the previous use when it was in operation.
21. Cycle storage for the residential units is proposed within a basement store. This is not considered to be particularly convenient as residents would be required to carry their cycles up and down the stairs to the store. The Council's Transportation Unit have raised this as an area for concern and if the application were to be approved details of more satisfactory arrangements for the storage of cycles would be required by condition.
22. Refuse storage areas have been indicated outside of the building, close to the main entrance. Whilst the locations of these store are acceptable from a collection perspective further details of the appearance would be required to ensure that they do not detract from the setting of the building and the streetscene.

Character and Appearance

23. The existing building was built in 1900 in a late Victorian Elizabethan Revival Style. The frontage on Bathurst Gardens has three front gables constructed in red brick. The main entrance is situated on the Bathurst Garden frontage and is defined by a pediment supported by a pair of Ionic columns. There are also prominent timber framed leaded glass casement windows on both the Bathurst Gardens and College Road elevations. The roof is hipped with strong gable features on Bathurst Garden. The roof is constructed of slate. The building is a distinctive building within the local streetscene given its size and location on the corner of a prominent junction, adjacent to the smaller two-storey terraced properties on Bathurst Gardens and College Road. Whilst the building is clearly of architectural merit, there is no record of the building being Listed, either statutorily or locally.
24. In terms of proposed external alterations, the most significant would be alterations to the roof of the building. The proposed roof alterations include replacing the hipped roof, between the prominent gable features fronting Bathurst Gardens, with a mansard roof type feature and increasing the height of the gable roof on the existing two-storey annexe. An inset roof terrace would also be formed.
25. In order to form the mansard roof a steeper roof pitch would be required which would have the effect of projecting forward the front roof slope between the existing front gables. These gables are important features that help to define the proportions and rhythm of the existing front elevation to Bathurst Gardens. The shallower pitch of the existing hipped roof helps to articulate these gables, by sitting subserviently within the space between them. However, the proposed mansard roof would be a more prominent feature on the front elevation which would detract from the positive character that the gables currently contribute to the appearance of the building and the streetscene
26. The proposed alterations to the roof of the existing two-storey annexe and the formation of an inset roof terrace would have a less severe impact on the character and appearance of the existing building and is generally considered acceptable in streetscene terms, subject to further detailing and the use of suitable materials.
27. Other alterations would include the replacement of existing windows to the College Road elevations with doors to provide access to the community hub as well as the wholesale replacement of windows across the building. Again, subject to detailing the principle of these alteration is considered generally acceptable.
28. The development would rely on the formation of a new basement level. No light-well to this basement is proposed and therefore, on completion, this alteration would not be visible externally.

Impact on Adjoining Occupiers

29. The subject site adjoins the residential properties at 2 Bathurst Gardens, a dwellinghouse, and 87 College Road, a dwellinghouse converted to flats.
30. The flank wall of 2 Bathurst Gardens would face the subject site but this elevation does not appear to contain any habitable room windows that would directly face the site. As such, it is not considered that there would be any unreasonably adverse impact on the amenity of occupiers of 2 Bathurst Gardens as a result of the development.
31. In terms of 87 College Road, it appears that there would be sole habitable room windows facing the subject site at ground and first floor levels at a distance of 1.5m to the joint boundary. At present the first floor of the subject building is set back from the joint boundary at first floor level by approximately 3m, 4.5m from the neighbouring windows. The formation of the mansard roof would move the first floor of the building closer towards the joint boundary reducing the gap from the neighbouring windows to the rear wall of the building to approximately 3m. . The applicants daylight report concludes that in terms of daylighting, given the current arrangement, the proposed extension of the building at first floor level would not have a noticeable effect on the daylight to these windows. However, officers considered that the further enclosure of this already constrained relationship would intensify the sense of overbearing in terms of views from these habitable room windows, particularly on the ground floor, and that the outlook of neighbouring occupiers would be adversely affected.

Consultation Responses

CONSULTATION ISSUE	OFFICERS RESPONSE
Community Use/Hub	

The proposed use of the building would harm the status of the building as an Asset of Community Value.	Paragraph 6
There will be a loss of community space and civic amenity in an area where these facilities are already lacking.	Paragraphs 3-5
The loss of community facility is not offset by the provision of new homes	Officers recognise that there is a demand for new homes within the borough, as set out in the Core Strategy. However, the need for new homes needs to be balanced against the need to protect and provide community facilities that meet a local demand.
The proposed community hub is insufficient, unsuitable and impractical for meeting community needs.	Paragraphs 7-10
The development would harm local employment as a facility which could be used for social enterprise or to developed skills would be lost	Whilst community facilities could be used to support employment and training initiatives this is just one of a wider range of facilities that could be provided. Further assessment of local need is required.
Arrangements for the future ownership of the community hub is unclear.	Paragraph 10
The applicant has failed to consult the local community in developing the proposals for the community hub	Paragraph 10
The basement area of the community hub would not be suitable for some users and would provide a substandard space for community use.	Paragraph 9
Residential Accommodation	
There is no affordable housing proposed	Relevant planning policy normally only required contributions towards affordable housing in developments proposing 10 or more units
The quantum of residential development with no outside space is an overdevelopment of the site	Paragraphs 12-18
The development will increase parking and traffic problems within the locality of the site.	Paragraph 19
The development does not provide adequate facilities for the storage of refuse/recycling and bicycles.	Paragraphs 21-22
Building Alterations	
The development would harm the character and appearance of the building	Paragraphs 23-28
The development will harm both the external and internal character of a locally listed building	The building is not locally listed
Other	
There has been inadequate consultation on the planning application.	There has been extensive public consultation on the planning application as set out in the 'Consultation' section of this report

CIL

32. The following table provides a summary of the development schedule for the proposed scheme.

Use	Existing Floorspace (sqm GIA)	Proposed Floor Space (sqm GIA)	Net Difference (sqm GIA)
Community (D1) Use	612	176	-436
Residential (C3) Use	0	622	+622
TOTAL	612	798	+186

33. If approved, the application would attract a liability for both Brent and Mayoral CIL as the building has not been in use for 6 months of the previous 12.

34. In terms of Brent CIL this would only be applicable on the residential element of the scheme as community uses are charged at a zero rate. Based on the above floor areas the Brent CIL liability is estimated as £124,400.
35. In terms of Mayoral Cil this would be chargeable on the whole development. Based on the above floor the Mayoral CIL liability is estimated as £28,556.24

Summary

36. Overall, for the reasons set out above it is considered that the proposal would fail to provide sufficient mitigation for the loss of the existing Asset of Community Value, would fail to provide a sufficient standard of residential quality and amenity for future and neighbouring occupiers and would harm the character and appearance of the existing building. As such, officers recommend that the application be refused.

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) The applicant has failed to demonstrate that the proposed community hub would be of a size, layout and quality that sufficiently and suitably meets the local need for community facilities, to a degree that it would adequately compensate for the loss of the existing community facility on site, which has been listed as an Asset of Community Value. As such, the proposal would be harmful to the future provision of community and cultural facilities for local residents contrary to policy CP23 of the London Borough of Brent LDF Core Strategy 2010.
- (2) The proposed development would fail to provide sufficient amenity space, or compensate for this deficiency through the provision of larger internal space standards, and would include habitable rooms on the ground floor that would suffer from substandard levels of outlook and/or daylight. As such the development would provide a substandard quality of accommodation and amenity for future occupiers contrary to policy BE9 of the London Borough of Brent Unitary Development Plan 2004 and Supplementary Planning Guidance 17:- Design Guidance for New Development
- (3) The proposed extension of the building at first floor and roof level would have an overbearing impact on the adjacent residential property at 87 College Road harming the outlook from habitable room windows for neighbouring occupiers contrary to policy BE9 of the London Borough of Brent Unitary Development Plan 2004 and advice contained in Supplementary Planning Guidance 17:- Design Guide For New Development.
- (4) The proposed mansard roof extension, by reason of its bulk and prominent siting in relation to existing gable end features, would harm the character and appearance of the building, in particular, and the locality, in general, contrary to policies BE2 and BE9 of the London Borough of Brent Unitary Development Plan 2004.
- (5) In the absence of the legal agreement to control the matter, the proposed development would result in an increased demand for car-parking that cannot be accommodated on site or within the surrounding streets, which have been identified as being heavily parked, giving rise to conditions that would be prejudicial to highway and pedestrian safety contrary to policies TRN3 and TRN24 of the London Borough of Brent Unitary Development Plan 2004

INFORMATIVES:

- (1) The applicant is advised that in the event of any resubmission details of secure cycle storage, at ground floor level and further details of the facilities for the storage of refuse and recycling,

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including appearance, to meet Council standards would be required.

REFERENCE DOCUMENTS:

Community Right to Bid: Non-statutory advice note for local authorities, October 2012 (DCLG)
National Planning Policy Framework
London Borough of Brent LDF Core Strategy 2010
London Borough of Brent Unitary Development Plan 2004
Supplementary Planning Guidance 17:- Design Guide for New Development
Mayors Housing SPD

Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229