



Planning Committee Map

Site address: Land next to Harrod Court, Stag Lane, London, NW9

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This map is indicative only.

RECEIVED: 7 April, 2014

WARD: Queensbury

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Land next to Harrod Court, Stag Lane, London, NW9

PROPOSAL: Variation of condition 22 (change opening hours from 8:00 - 20:00 Mon-Sat to 7:00 - 22:00 Mon-Sun), of application ref: 13/2103 dated 11/02/2014 for A hybrid planning application for full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking, subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended.

APPLICANT: Network Housing Group and General Practice Investment Corporation Ltd

CONTACT: Murphy Philipps Architects

PLAN NO'S:
Refer to Condition 3

RECOMMENDATION

Grant Consent

SECTION 106 DETAILS

The hybrid planning consent was subject to a section 106 legal agreement which has provision for any subsequent varied planning permission. This development would be subject to that agreement. Details of the agreement are available in the committee report for the hybrid planning consent (reference 13/2103).

CIL DETAILS

The Outline planning permission would be liable to both Mayoral CIL and Brent CIL. However, as an affordable housing scheme, the applicant can apply for affordable housing relief meaning that the development would not be required to pay CIL.

This application does not change the above and as such no further CIL is triggered.

CIL Liable?

Yes/No: No

EXISTING

The application site currently contains the access road from Stag Lane to Harrod Court and a vacant piece of land to the north of Harrod Court. Harrod Court is a care home for the elderly comprising 40 flats.

A hybrid application ref: 13/2103 was granted on 11 February 2014. Phase 1 was for full planning permission for a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and phase 2 was for outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking.

The Roe Green Village Conservation Area is located on the opposite side of Stag Lane to the west and the site abuts a residential property to the north (366 Stag Lane). Further into the site, it adjoins The Village

School both the north and east.

PROPOSAL

Variation of condition 22 (change opening hours from 8:00 - 20:00 Mon-Sat to 7:00 - 22:00 Mon-Sun), of application ref: 13/2103 dated 11/02/2014.

HISTORY

14/1108: Details pursuant of condition 4 (Reserved Matters in relation to Appearance, Scale, Landscaping and Layout design of the Medical Centre including Pharmacy) of hybrid planning application ref 13/2103 - under consideration.

14/1050: Details pursuant to condition 13 (i) (minor alignment of the southern kerbline), (ii) (extension of the footway) and (iii) (car park management plan), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 20/05/2014.

14/1082: Details pursuant to condition 18 (i) (planting plan), (ii) (external works plan), (iii) (materials), (iv) (street furniture), (v) (enclosure and boundary treatments), (vi) (external lighting), (vii) (programme of works) and (viii) (landscape management plan) relating to Phase one only of planning permission reference 13/2103 dated 11/02/2014 - Refused, 22/05/2014.

aaa

14/1008: Details pursuant to condition 15i (relating to cycle parking facilities for phase one only), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 06/05/2014.

14/0894: Details pursuant to condition 16i (refuse and recycling scheme for phase one only), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 06/05/2014.

14/0824: Details pursuant to condition 9 (wheel washing facility for phase 1 - residential element), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 23/04/2014.

14/0627: Details pursuant to condition 17 (i) (external materials for phase 1 development), of application ref: 13/2103 dated 11/02/2014 - Granted, 27/03/2014.

13/2103: A hybrid planning application for full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking, subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended - Granted, 11/02/2014.

POLICY CONSIDERATIONS

The following policies are considered to be relevant for this application:

London Plan 2011

The London Plan forms the spatial development strategy for London and was adopted on 22 July 2011. The relevant policy for this application is provided below:

Policy 3.16 - Protection and Enhancement of Social Infrastructure

Brent's Unitary Development Plan 2004

There are a number of policies which have been saved within the Unitary Development Plan (UDP), which was formally adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

CF13: Primary Health Care/GP Surgeries

CONSULTATION

Consultation Period: 07/05/2014 - 28/05/2014

Site Notice: 07/05/2014 - 28/05/2014

Press Notice: 15/05/2014 - 05/06/2014

195 neighbours consulted - one objection received objecting on the following grounds:

- Unclear how many parking spaces will be allocated to the medical centre and residential flats.
- Concerned with overspill parking onto surrounding streets.
- Justification for extended hours of use not provided by the applicant.
- Potential for extended hours to impact on nearby residential occupiers - Harrod Court and new flats which form part of phase 1
- Architecture of medical centre building not in keeping with character of building.

Brent Clinical Commissioning Group

Supports medical centre on the site as it will develop primary care services and out of hospital care. It will allow Willow Tree Surgery to move into new premises allowing them to provide a full range of primary care services.

REMARKS

Background

1. A hybrid application was granted on 11/02/2014 (LPA Ref: 13/2103) for two phases. Phase 1 related to full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and phase 2 related to outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking. The application was subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended.

2. As discussed within the hybrid application the new medical centre will be occupied by Willow Tree Family Doctors & Fryent Medical Centre who will both relocate to the new premises. The new premises will serve both practices and their combined patient lists of around 13,500 patients. The Willow Tree Family Doctors and Fryent Medical Centre currently provide a range of health services in Kingsbury. Over recent years, service demand has far exceeded capacity with both premises being substantially under-sized, particularly at a time when more services are being transferred from secondary to primary care. The existing medical centres do not comply with current guidance for modern primary care.

Proposal

3. Condition 22 of the hybrid application restricted the opening hours for the medical centre from 08:00 - 20:00 Mondays to Saturdays. This application seeks to extend the opening hours for the medical centre from 07:00 - 22:00 Mondays to Sundays.

4. A letter has been submitted from Dr Sewlyn on behalf of Willow Tree Family Doctors setting out the reasons why the extended hours are sought. The letter explains that in their current premises (301 Kingsbury Road) the practice already offers appointments until 9.00pm in the evening on a Monday. They wish to continue offering this service in the new medical centre. In addition to this, there are wider structural changes taking place across the NHS. Part of the modernisation of the service in England is for 24/7 hours of operation with a large part of this being provided from extended hours in GP surgeries. Greater availability and choice of appointments is something the population is now demanding. The letter sets out that as a practice they are committed to meeting the requirements of their patients and this includes being flexible with appointments to allow patients to see their GP both before and after work. The business case to NHS England was predicated on the new premises providing them with the flexibility to operate and offer this extended service.

5. The main considerations of the extended hours relate to highway considerations and impact on neighbouring amenities. These are discussed below:

Highway considerations and neighbouring amenity

6. The car park layout approved as part of the hybrid application included 10 spaces for the residential development, 12 spaces for the medical centre and 8 spaces for Harrod Court care home. The provision of 12 spaces for the medical centre was on the basis of a maximum of 50 staff operating within the medical centre. This application only relates to extended hours and does not propose to increase the number of staff operating within the medical centre. It is likely that the out of hours service will be at less busy times of the day when the number of staff are not at their peak. Officers in Transportation have already advised that the number of car parking spaces is acceptable based on the maximum number of staff. A travel plan is already secured for staff of the medical centre within the Section 106 Agreement and this will continue to be secured as part of this variation of conditions application.

7. As the medical centre will operate for longer hours it is recommended that details of the car park management plan for the medical centre to take in account the increased opening hours is updated and conditioned to any forthcoming planning consent. This will take into account neighbouring amenity to ensure that it is not unduly impacted upon.

Response to objections raised

8. The following objections have been raised:

Unclear how many parking spaces will be allocated to the medical centre and residential flats.	This is discussed in paragraph 6 above.
Concerned with overspill parking onto surrounding streets.	Overspill parking from the medical centre has already been considered as part of the hybrid application. This is discussed in paragraph 6 above.
Justification for extended hours of use not provided by the applicant.	This is discussed in paragraph 4 above.
Potential for extended hours to impact on nearby residential occupiers - Harrod Court and new flats which form part of phase 1.	This is discussed in paragraph 7 above.
Architecture of medical centre building not in keeping with character of building.	This application only relates to extended hours. A reserved matters application has been submitted which relates to the design details of the medical centre (LPA Ref: 14/1108). It should be noted that there is a variety of building styles in proximity to the medical centre site.

Conditions

9. The conditions attached to hybrid application ref: 13/2103 will be re-provided as part of this decision and updated accordingly where conditions have already been discharged. In addition a new condition in relation to car park management for the medical centre is proposed.

Conclusions

10. The extended hours of use of the medical centre will meet the strategic aims of the NHS in modernising the service in England. It will provide greater flexibility and wider service for patients within the new medical centre. For the reasons as set out above the extended hours of use are not considered to have a detrimental impact on neighbouring amenity or local highway conditions.

11. Approval is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Central Government Guidance
London Plan (2011)

Brent's Core Strategy (2010)
Brent's Unitary Development Plan (2004)
Council's Supplementary Planning Guidance

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
Community Facilities: in terms of meeting the demand for community services
Design and Regeneration: in terms of guiding new development and Extensions

CONDITIONS/REASONS:

- (1) The development hereby permitted shall be carried out in the following Phases:

- (a) Phase 1: Full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity spac.
- (b) Phase 2: Outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking.

Reason: In the interests of clarity and proper planning

- (2) The development to which this permission relates must be begun not later than the expiration of three years beginning on 11 February 2014.

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

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

Letter from Willow Tree Family Doctors

Please refer to 13/2103 for the following:

JLL1
1309_PL_001
1309_PL_002
1309_PL_100
1309_PL_101
1309_PL_200
1309_PL_201
1309_PL_250
1309_PL_103
442-03 Tree Protection Plan

Supporting Documents

Sustainability Strategy dated July 2013 prepared by Carbon Plan in partnership with John Rowan and Partners

Arboricultural Impact Assessment dated 29 July 2013 prepared by SJ Stephens Associates

Ecological Appraisal dated July 2013 prepared by LUC

Planning Statement dated July 2013 prepared by Jones Lang LaSalle

Design and Access Statement dated July 2013 prepared by PCK

Transport Statement dated 23 July 2013 prepared by Waterman Transport & Development Limited

Residential Travel Plan dated 23 July 2013 prepared by Waterman Transport & Development Limited

Affordable Housing Statement prepared by Network Group

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

- (4) Approval of the details of the following reserved matters shall be obtained from the local planning authority in writing in respect of Phase 2 of the development (hereinafter called "the reserved matters") except where details are approved as part of this permission as noted below:
- (a) scale of the medical centre building in accordance with the approved Design and Philosophy (the 'Design Code') set out in the approved Design and Access Statement;
 - (b) layout of the medical centre building;
 - (c) external appearance of the medical centre building in accordance with the approved Design and Philosophy (the 'Design Code') set out in the approved Design and Access Statement;
 - (d) landscaping of private and public space around the medical centre

Reason: To ensure the development is carried out in accordance with the prevailing relevant policy

- (5) Approval of the plans and particulars of the Reserved Matters for Phase 2 (medical centre) referred to in Condition 4 shall be obtained from the local planning authority in writing prior to the commencement of any part of the development to which those Reserved Matters relate except that this shall not prevent works of site clearance, ground investigation and site survey works, erection of temporary boundary fencing or hoarding and works of decontamination and remediation (hereafter 'preparatory works') and shall be carried out only as approved.

Reason: To ensure full details of each phase are provided to ensure an acceptable standard of development

- (6) The details of Phase 2 (medical centre) submitted in relation to Condition 4 shall be in accordance with the Design and Philosophy (the 'Design Code') specified in Condition 3 and any subsequent reviews and updates to that document and the works shall be carried out as approved.

Reason: To ensure the scale, form, massing, appearance and design detail of the development results in a high quality and co-ordinated design for the development and that the different Phases adhere to that co-ordinated design.

- (7) Application for approval of the Reserved Matters shall be made to the local planning authority before the expiration of three years from the date of the hybrid planning consent (11 February 2014).

Reason: To ensure planning applications are carried out within a reasonable time period in accordance with Section 92 of the Town and Country Planning Act 1990.

- (8) The development to which the outline planning permission relates be begun either before the

expiration of five years from the date of the hybrid planning consent (11 February 2014), or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later

Reason: To ensure planning applications are carried out within a reasonable time period in accordance with Section 92 of the Town and Country Planning Act 1990.

- (9) (a) The vehicle wheel washing facilities for the residential development (phase 1) shall be carried out in accordance with the details approved as part of application ref: 14/0824. The vehicle wheel washing facilities shall be installed prior to the commencement of the development and used by all vehicles leaving the site and shall be maintained in working order until completion of the appropriate stages of development or such other time as may be agreed in writing with the local planning authority.

(b) No works at all including 'preparatory works' shall commence in relation to the medical centre (phase 2) until details of vehicle wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority and such facilities shall be installed prior to the commencement of the development and used by all vehicles leaving the site and shall be maintained in working order until completion of the appropriate stages of development or such other time as may be agreed in writing with the local planning authority.

Reason: To ensure construction activity does not result in waste and spoil on the public highway

- (10) No mechanical plant shall be installed within Phase 2 (medical centre) until further details of such mechanical plant, including but not limited to refrigeration, air-conditioning and ventilation system, have been submitted to and approved in writing by the local planning authority.

Such details shall:

- (i) Include the particulars and or specification of noise levels of each item of mechanical plant;
- (ii) demonstrate that the individual and cumulative predicted noise levels from any mechanical plant together with any associated ducting, shall be 10 dB(A) or greater below the typical background noise level. The method of assessment should be carried out in accordance with BS4142:1997 'Method for rating industrial noise affecting mixed residential and industrial areas'; and
- (iii) include a scheme of mitigation in the event the predicted noise levels of the plant exceed the criteria in part (ii)

The approved apparatus shall be installed in accordance with the approved details and maintained thereafter for the lifetime of the development.

Reason: To ensure that users of the surrounding area do not suffer a loss of amenity by reason of noise nuisance.

- (11) All the residential premises shall be designed in accordance with BS8233:1999 '*Sound insulation and noise reduction for buildings-Code of Practice*' to attain the following internal noise levels:

<i>Criterion</i>	<i>Typical situations</i>	<i>Design range $L_{Aeq, T}$</i>
Reasonable resting conditions	Living rooms	30-40 dB (day: T=16hrs 07:00 – 23:00)
Reasonable sleeping conditions	Bedrooms	30-35 dB (night: T= 8hrs 23:00 – 07:00)

No part of the development shall be occupied prior to submission to and approval in writing of the results of a sound test which demonstrates that the above required internal noise levels have been met. The sound insulation measures shall be retained thereafter for the lifetime of the development.

Reason: To obtain required sound insulation and prevent noise nuisance harming the amenity of future occupants

- (12) Prior to first occupation of Phase 1 (residential development) hereby approved, details of all domestic boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NO_x) do not exceed 40 mg/kWh, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To obtain required sound insulation and prevent noise nuisance.

- (13) (a) The car park and access road layout and car park management plan for the residential and care home shall be completed in accordance with the details approved as part of application ref: 14/1050. The areas designated for car-parking shall be laid out in accordance with the details hereby approved prior to occupation of the Phase One development or any part thereof and the car-parking area shall be retained for the lifetime of the development.

(b) A car park management plan for the medical centre (phase 2) which includes the extended hours of use shall be submitted to and approved in writing prior to first occupation of the medical centre hereby approved. The car park management plan shall be in place for the lifetime of the medical centre unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of nearby residential occupiers, and to ensure sufficient car parking for the various uses.

- (14) All parking spaces, turning areas, access roads and footways associated with a relevant Phase shall be constructed and permanently marked out in accordance with the approved plans prior to occupation of any part of the relevant Phase and shall be retained thereafter.

Parking space R1 located outside the wheelchair unit (Unit 1) shall be marked as a disabled space and allocated to the wheelchair unit only and Parking space R2 shall be allocated to the middle ground floor residential unit (Unit 2) and permanently retained for the lifetime of the development.

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

- (15) (a) The cycle parking facilities for the residential development (phase 1) shall be carried out in full accordance with the details approved as part of application ref: 14/1008. Phase 1 shall not be occupied until the cycle parking facilities are provided and thereafter retained for the lifetime of the development.

(b) Prior to commencement of Phase 2 (medical centre) with the exception of 'preparatory works' further details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The medical centre shall not be occupied until the cycle parking facilities are provided and thereafter retained for the lifetime of the development. Such details shall include but not be limited to:

(i) details of the bike store(s) including elevation and floor plans and details of external materials;

(ii) relocation of bike store for staff within the medical centre to be relocated to the rear of the building

(iii) relocation of bike store for the public within the medical centre to be relocated close to the pharmacy and main entrance of the medical centre

Reason: To ensure the cycle parking spaces provide a sufficient amount of cycle parking for the residential occupiers and encourage alternative modes of transport.

(16) (a) The refuse and recycling facilities for the residential development (phase 1) shall be carried out in full accordance with the details approved as part of application ref: 14/0894. The refuse and recycling facilities shall be provided in full prior to first occupation of Phase 1 and shall be retained thereafter for the lifetime of the development.

(b) Prior to commencement of Phase 2 with the exception of 'preparatory works further details of refuse and recycling scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include arrangements for the storage and disposal of refuse and recyclable materials. The refuse facilities shall be provided in full prior to first occupation of the Phase 2 and shall be retained thereafter for the lifetime of the development.

Reason: To protect amenity and ensure adequate provision for the storage of refuse.

(17) (a) The exterior materials for Phase 1 shall be carried out in full accordance with the details approved as part of application ref: 14/0627 unless otherwise agreed in writing by the Local Planning Authority. A list of the approved materials include:

Facing Brick - Hanson "Thoresby Red Multi"
Window and colour of balconies from Velfac - grey colour (RAL 7016)
Zinc Cladding - VMZinc pigmento Red
Roofing material - Marley Eternit in Thruone Blue-Black

(b) Prior to commencement of Phase 2 with the exception of 'preparatory works' further details of all exterior materials including samples and/or manufacturer's literature shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- (i) building envelope materials e.g. bricks, cladding, roof tiles;
- (ii) windows, doors and glazing systems including colour samples; and
- (iii) balconies and screens

Phase 2 shall be carried out in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

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

(18) Prior to commencement of the relevant Phase with the exception of 'preparatory works' further details of the landscape works and treatment of the surroundings for:

(i) Phase 1

(ii) Phase 2

shall be submitted to and approved in writing by the Local Planning Authority.

Such a scheme shall provide details for the treatment of all areas of hard and soft landscaping in public, private and semi-private/public external space and shall include:

- (i) a planting plan showing all areas of soft landscaping specifying species, plant sizes and planting densities to include native plant species and/or those that are of known wildlife value that will attract insects and birds, together with the provision of nesting boxes;
- (ii) an external works plan showing all areas of hard landscaping specifying materials and finishes: these should be of a permeable construction;
- (iii) details of all materials, including samples and/or manufacturer's literature, for those areas to be treated by means of hard landscape works;
- (iv) details of street furniture including but not limited to raised planters/beds, benches, steps, signs;
- (v) details of means of enclosure and boundary treatments;
- (vi) details of external lighting (including proposed sitting within the site and on buildings and light spillage plans showing details of lux levels across the surface of the site and at residential windows);
- (vii) a programme of works for the implementation of the above landscape works
- (viii) a detailed (minimum 5-year) landscape-management plan showing requirements for the ongoing maintenance of hard and soft landscaping.

The works shall be completed in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme of works agreed in writing with the local planning authority and shall be retained thereafter for the lifetime of the development.

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions.

- (19) Details of the roof plan for the residential development (Phase 1) showing the areas of the proposed photovoltaic panels in accordance with the sustainability measures secured as part of this development, shall be submitted to and approved in writing by the Local Planning Authority, prior to completion of construction work and shall be installed prior to occupation of the development hereby approved.

Reason: To demonstrate these are adequate and suitable to provide the level of carbon offset sought.

- (20) All residential units within the development (Phase 1) hereby approved shall be built to Lifetime Home Standards and the ground floor unit (Unit 1) shall be wheelchair accessible, and permanently retained throughout the lifetime of the development.

Reason: In the interests of securing inclusive access.

- (21) During construction on site:-
- (i) The operation of site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1800 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays;
 - (ii) The hours of demolition and construction limited to 0800 - 1830 Mondays - Fridays, 0800-1300 Saturdays and at no other times on Sundays or Bank Holidays.

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of noise and disturbance.

- (22) The proposed medical centre shall only be used between 0700 - 2200 Mondays to Sundays, with the premises cleared within 30 minutes after these times, except for routine maintenance or administrative purposes.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (23) Prior to commencement of Phase 2, details of signage for the medical centre shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) details of the design and position of signage and advertising including signs attached to the building fabric or free-standing within the site

The works shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the medical centre is in keeping with the character of the surrounding area.

- (24) The temporary vehicular crossover on Stag Lane shall be reinstated to footway at the applicant's expense, in compliance with a scheme to be submitted to and approved in writing by the Highway Authority, with the works carried out and completed in accordance with these approved details, prior to the first occupation of Phase 2 (medical centre).

Reason: In the interests of highway conditions within the vicinity of the site.

- (25) The proposed tree-protection details as outlined in the Arboricultural Impact Assessment dated 29 July 2013 prepared by SJ Stephens Associates and plan ref: 442-03 Tree Protection Plan shall be adhered to throughout all stages of the construction period for both Phases One and Two. Works shall not commence on site until the Local Planning Authority has been on site and inspected the required tree protection measures in relation to the relevant phase.

Reason: To ensure retention and protection of trees and other landscape features on the site in the interests of amenity.

- (26) Prior to the first occupation of the residential development (Phase One), a Travel Plan of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme, to incorporate targets for minimising car use, monitoring of those targets and associated measures to meet those targets, shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented in accordance with the approved details.

Reason: In the interests of reducing reliance on private motor vehicles.

- (27) No windows or glazed doors (other than any shown in the approved plans) shall be

constructed in the flank wall of the residential building (Phase One) without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337