

RECEIVED: 3 November, 2009

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: 10 Berkhamsted Avenue, Wembley, HA9 6DT

PROPOSAL: Demolition of existing detached garage and erection of a single storey detached bungalow with a basement in the rear garden of No. 10 Berkhamsted Avenue, HA9 6DT with associated landscaping and refuse/recycling bin storage area.

APPLICANT: Gentlecraft Ltd

CONTACT:

PLAN NO'S:
See Condition 3

RECOMMENDATION

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

SECTION 106 DETAILS

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

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Payment to the Council of a contribution of £6000, due on material start of works and index-linked from the date of agreement, for education, sustainable transport, open space and sport improvements in the local area.
- Adhere to the Considerate Contractors Scheme
- The removal of the rights of residents to apply for parking permits.

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

EXISTING

The application site is a rectangular plot of land (17.6m wide x 11.8m deep) which is the end portion of the rear garden of 10 Berkhamsted Avenue, two-storey residential semi detached house being used as two-flats, located on the corner of Berkhamsted Avenue and Nettleden Avenue. The double garage which is to be demolished is located at the foot of the rear garden fronting Nettleden Avenue.

The garage and some of the land around it has been separated from the rest of the rear garden and has for a number of years been used for the storage of building materials for a number of years without planning permission.

10 Berkhamsted Avenue has been converted into 2 x 2-bedroom self-contained flats. The ground floor flat has its own private rear garden which is enclosed by 1.8m high close boarded timber fence. The upper floor flat has no rear garden/amenity space. The front garden has been completely hardsurfaced and provides 2 off-street car parking spaces for both flats.

A detached bungalow (51 Nettleden Avenue) abuts the site as does the rear garden of 12/12a Berkhamsted Avenue.

PROPOSAL

The proposal is for the demolition of the existing detached double garage at the rear of 10 and 10a Berkhamsted Avenue and the erection of a two bedroom detached bungalow incorporating a basement level, associated hard and soft landscaping and the creation of refuse/recycling bin storage area.

HISTORY

The following planning history is the most relevant to the proposal:

- | | |
|------------|--|
| 25/03/2009 | Planning application for the erection of a two-storey detached dwellinghouse in the rear garden of - withdrawn (Ref: 08/3118). |
| 26/10/1998 | Planning permission refused for the erection of a two-storey side extension and installation of 2 front velux windows (Ref: 98/1597). |
| 17/08/1998 | Planning permission refused for the erection of a single-storey 2 bedroom bungalow in the rear garden (Ref: 98/0321). |
| 11/08/1998 | Planning application for the erection of a two-storey side extension to dwellinghouse in order to create a new self contained house - withdrawn (Ref: 98/0391). |
| 20/08/1971 | Planning permission granted for the conversion of the house to two self-contained flats and formation of dormer window to provide room in roof space - (Ref:C5275 1209). |

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004 Policies

BE2 – Townscape: Local context

BE7 - Streetscape

BE9 – Architectural Quality

EP6 – Contaminated Land

H11 - Housing on Brownfield Sites

H12 – Residential Layout

TRN3 – Environmental Impact of Traffic

TRN23 – Parking Standards - Residential

PS14 – Parking Standards: Residential (C3)

SPG 17 – The Design Guide for New Development

Supplementary Planning Document: S106 Planning Obligations

- Standard of accommodation provided
- Impact on amenities of neighbouring occupants
- Impact on highway movement/safety and parking capacity in locality
- Design of building
- Impact on character of street scene

CONSULTATION

The following properties have been consulted on the proposal:

-Nos. 5, 7, 8, 8A, 9, 10, 10A, 11, 12, 12A, 13, 14, 15A, 15B & 17 Berkhamsted Avenue.

-Nos. 45, 47, 49, 51, 54, 56 & 58 Nettleden Avenue

-Ward Councillors

In total 2 letters of objection have been received, from 12A Berkhamsted Avenue and 51 Nettleden Avenue. Concerns are raised regarding loss of light and privacy, and increased noise, dust, parking and general disturbance. These issues are dealt with in the remarks section of this report.

Transportation - No objection subject to a Section 106 Agreement confirming a contribution of £1,000 towards improving highway safety and car parking controls in the area, car free agreement and a condition requiring that existing redundant crossover be removed and the pavement reinstated.

Landscape - No objections subject to conditions requiring the following:

- Covered cycle parking
- At least one large tree (e.g. Birch, Maple, Walnut or Hornbeam) is required to be planted in the rear garden in the corner furthest from the properties, species to be approved.
- A small tree is required to be planted in the front garden
- Details of hard and soft landscaping will need to be provided including species, location, number, sized density of planting and materials and finishes of hard materials.
- Details of all boundary treatments, heights and finishes
- Details of refuse storage..

Environmental Health - No objection.

Thames Water - No objection.

REMARKS

Summary

Planning permission is sought for the demolition of the existing double garage and the erection of a 2 bed bungalow incorporating a basement level.

Over the past 12 years there have been three abortive attempts to get planning permission for a new dwelling on this site. These earlier attempts have failed due to poor design, excessive scale, lack of amenity space, loss of garden and impact on the amenities of neighbouring occupiers. In comparison this current application is better designed, of an appropriate scale to its setting, provides adequate amenity space, a better overall quality of living environment in respect of outlook, daylight and sunlight for future occupiers, and that respects the amenities of neighbouring occupiers.

The Proposed Use

The Chief Planning Officer for Local Planning Authorities in England has recently announced that domestic gardens will no longer be classified as previously developed or 'brown field land'. It is now down to local authorities to decide whether or not it is appropriate to allow development that results in the loss of existing garden space. In this particular case the proposed bungalow is replacing a large existing double garage occupying an area of approximately 30 square metres. Furthermore a significant proportion of the rear and side garden to 10 Berkhamsted has been hardsurfaced, approximately 200 square metres (excluding the garage), no doubt a legacy of its unauthorised use as storage for building materials. The foot print of the proposed bungalow is approximately 46 sqm and also includes a significant patio area. However the proposed landscaped amenity space together with a condition requiring the a scheme for landscaping the land around the existing property will result in a significant overall improvement in terms of quantity and quality of landscaping present on the site.

Given its long established use for the storage of building materials, the garage and the land around it could be considered to be a Local Employment Site as defined in the Council's Unitary Development Plan. Council policy seeks the retention of these uses unless they have been vacant for some time or are located in an environmentally sensitive location and are a potential nuisance. Given that the existing use has never been authorised and its location in a predominantly residential area the replacement of this potentially problematic use with a more appropriate use is welcomed.

Size, Scale and Neighbouring Amenity

A single storey bungalow with basement is proposed. The basement floor will accommodate 2 bedrooms, a bathroom and storage space. The ground floor is comprised of an open plan lounge and kitchen, a W.C. and store room.

The house is designed with a main door and frontage to Nettleden Avenue. This elevation would also provide a window to the ground floor W.C. and kitchen. However, all the principle habitable rooms have their windows on the north elevation of the proposed building facing the garden and sunken patio area. There are no windows proposed to the west and south elevation of the dwellinghouse.

The proposed bungalow is set-away 0.8 metres and 1 metre from the west and south boundaries with adjoining gardens, achieving a better relationship than the existing garage which is much tighter to these boundaries. The separation achieves the 45 degree set down set out in the Council's Supplementary Planning Guidance 17 relating to "Design Guide for New Development" this seeks to preserve the sense of outlook, daylight and openness enjoyed by neighbouring residents existing gardens. This requires the height of new development that adjoins gardens to be set below a line of 45 degrees at the gardens edge measured from a height of 2 metres.

The dwellinghouse with habitable room windows in the north elevation would maintain a distance of 10m from its north site boundary and 20m distance between habitable room windows on the main rear elevation of the residential property at No. 10 and 10A Berkhamsted Avenue. The dwellinghouse therefore would comply with the Council's minimum separation distance required between directly facing habitable room windows as set out in the "Privacy and Outlook" standards in SPG 17.

The new dwellinghouse is located between a two-storey house (10 and 10A Berkhamsted Avenue) and a detached bungalow (51 Nettleden Avenue). The new dwellinghouse is set within the existing building line established by these two neighbouring properties. The new dwellinghouse, at street level would appear as a detached bungalow with a height of 4.7m at its highest point. The new dwellinghouse in relation to adjoining No. 51 Nettleden Avenue would be of a smaller footprint and lower height and therefore it would not be an over-dominant or overbearing structure within the streetscene of Nettleden Avenue.

Housing Standards

The new 2-bedroom dwellinghouse large enough to accommodate 4 persons would have an internal floor area of approximately 81m² and it would meet the Council's (75m²) minimum unit size required for a 2-bedroom dwellinghouse as set out in SPG17.

The new house has a good internal layout with a central corridor providing separate access to all the rooms. At basement level, the two bedroom windows are overlooking the garden/amenity space for the dwellinghouse. To demonstrate that these bedroom windows receive adequate daylight and sunlight, a specialist "Daylight and Sunlight" diagram and report produced by Mr R Staig MRICS, Chartered Surveyor of Dixon Payne has been submitted. The calculation demonstrates that whilst the vertical sky components (VSC) are below 27%, a figure accepted as being difficult to achieve in urban situations, the resultant illuminance, Average Daylight Factor (ADF), are in excess of the BRE Guidance for bedrooms and indeed exceed the minimum recommended for kitchens which have the greatest requirement for internal illuminance. Based on the finding of the report and diagram submitted, it can be assumed that the proposed bedrooms at basement level would receive adequate daylight and sunlight.

The drawings have also been revised to show a modification to the rear garden to create a more attractive outlook from the bedroom windows. This is achieved by widening the yard area at lower ground level, and remodelling the retaining bank to give the appearance of a hanging garden. This remodelling will also have the effect of further increasing the daylight entering the bedrooms, although the daylight calculations submitted show that the scheme previously achieved the standard required.

Amenity Space

The new dwellinghouse would have its garden/amenity space on the east and largely on the north side of the property in a form of a terrace, yard, and bank and lawn area. The amenity space to the north of the dwellinghouse would be 10m long and 11.8m wide providing a total of 118m² and this would be well in excess of Council's minimum "amenity space" requirement of 50sq.m. for a family housing as set out in SPG 17. It should also be noted that the ground floor flat at No. 10 Berkhamsted Avenue also has a private rear garden and it provides approximately 50m² of amenity space in addition to open space on either the side of the rear projection to the property.

The proposed amenity space would be part hardsurfaced and part soft landscaped. It is suggested in the "Design and Access Statement" submitted with the application that the hardsurfaces will be paved with porous paving to allow rainwater percolation. Retaining walls and the brick wall separating the open front and private rear garden will be built in yellow stock brickwork. The fencing will be stained timber close boarded to match the existing. A 900mm high timber fence and gate will form the front boundary of the front garden. This will achieve the desired and required open aspect to the front elevation of the new house. The garden to the house will be visible from the street and will be landscaped with lawns and shrubs. However, further details of proposed planting for soft landscaped area and materials (including sample) for hardstanding area would be required and therefore a condition to this effect is attached requiring the developer to submit the required details for further consideration at a later date.

A condition is attached requiring further landscaping to the land around the existing property.

Design and Material

The new dwellinghouse has been designed in a contemporary interpretation of the Edwardian and Arts and Crafts styles of the beginning of the 20th Century to complement the surrounding properties, with reference to the local traditional materials, and proportions. The design approach is intended to introduce the visual richness to this site and to break down and articulate the elevations to achieve a sense of discernible human scale. The hipped roof form reflects the forms of the houses in the street and the vertical protruding element created by the bays inserted in the elevations to reflect the rhythm and verticality of nearby semi-detached houses. Care is taken with the design of the fenestration to create a contemporary appearance allowing light to flood into the

lofty lounge on the private north side of the house while the front elevation is designed to reflect the style of the surrounding houses.

The plan submitted with the application suggest that the principal materials in elevations will be white render to match the houses in the locality and yellow/buff London Stock brickwork, (in locations where maintenance would be problematic i.e. to south west elevation and walls to lower ground floor and yard) with cast stone cills, all echoing the traditional materials found in the locality.

All the windows and doors in the dwellinghouse would be timber framed. The windows will be set well back in well proportioned openings.

The roof of the dwellinghouse would have a 35 degree pitched roof and it would be finished with red/brown plain tiles with half round hip and ridge

The proposed materials are generally in keeping with the character and appearance of the locality. However, a condition is proposed requiring details of the materials to be submitted for the LPA's approval prior to construction.

Sustainability

Although not required to meet the same high level of sustainability required of major developments the new dwellinghouse is designed to include various sustainable measures.

Low Energy Use - The house will be designed in accordance with Building Regulations Approved Document "L" – Conservation of Fuel and Power in dwellings. The insulation would be of high fabric insulation standards to meet or exceed minimum building regulation requirements. Efficient heating systems and control will be installed. All heating will be by means of NOx Class 5 condensing boilers with direct hot water cylinders.

Material Selection -It is suggested that wherever possible, renewable materials will be used to reduce the depletion on non-renewable resources. A minimum of 60% of the timber and timber products for the basic building elements will be sourced from sustainably managed forest. All insulation materials will be CFC and HCFC free with a Global Warming Potential (GWP) of less than 5. Water based paints and stains will be used. External walls and roofs will be brick and tile finish, with a proportion of self coloured render, so as to minimise the need for maintenance.

Pollution — *P* pollution potential from the development will be minimised by the use of insulants with zero ozone depletion potential and GWP of less than 5. Boilers with ultra low NOx emission burners (i.e. less than 40mg/kWh). Surface water attenuation from both hard surfaces and roofs at more than 50% based on 60 min. storm duration.

Water - In order to ensure mains water consumption of less than 42m³ per bed space, 6/8 litre dual flush toilet will be provided. Aerating or flow regulated taps and showers will be installed. Washing machines will have a maximum water consumption of 49 litres per wash and rainwater butts will be provided to all private and communal external spaces. The new house with the above proposed sustainable design principles would meet the Council's policy BE12 in the adopted UDP 2004.

Transportation

There is no proposal to provide any off-street car parking facility for the new 2-bedroom dwellinghouse. According to the Council's adopted UDP 2004, Nettleden Avenue is not defined as a heavily parked street. The site is not subject to parking controls except on Wembley event days, and has moderate accessibility with a PTAL rating level of 3.

According to the Council's Car Parking standards set out in the adopted UDP 2004, the proposed 2-bedroom dwellinghouse would need to provide up to 1.2 car parking spaces. The existing property at 10A and B Berkhamsted Avenue being used as 2 flats would each attract a maximum

of at least 1.0 space. The proposed dwellinghouse therefore increases the site car parking requirement to 3 spaces.

The front garden of the existing property (10 and 10A Berkhamsted Avenue) is currently fully paved hardstanding area and provides parking for two vehicles. This will fulfil the car parking requirement for these properties and mitigate the loss of the garage. Meanwhile Nettleden Avenue is not defined as being heavily parked, and so providing on-street car parking for this property will be acceptable.

Refuse and recycling storage area for the proposed dwellinghouse is shown to close the Nettleden Avenue frontage and therefore it would meet the Council's 10m distance from the highway for the collection of refuse and it is therefore considered to be acceptable. The property will have a large enough cartilage to provide cycle parking in the garden if desired.

The redundant vehicular access serving the existing garage as a result of the proposed new dwellinghouse will need to be restored to kerb-and-channel in the interest of highway and pedestrian safety.

Transportation will seek a standard financial contribution of £1,000 towards improving highway safety, better non-car access and new parking controls, secured via S106 agreement.

Transportation therefore has no objections to the proposal subject to above stated Section 106 Agreement and a condition requiring the redundant vehicular access to be restored to kerb-and-channel at the applicant's expense before the development is occupied, in order to comply with Council's policy TRN10 of the UDP 2004. An informative is also suggested to advise the applicant to contact the Director of Transportation in order to arrange for the necessary works to remove the vehicular access. The suggested above condition and informative is now attached to the report. With regards to the above stated financial contribution, this would be sought as part of the total contribution required for the proposed development in accordance with the Council's Supplementary Planning Document (SPD) relating to "S106 Planning Obligation". There is no requirement for a car free agreement given that the street is not heavily parked.

Section 106 Contribution

The proposed 2-bedroom dwellinghouse in accordance with the Council's SPD relating to "S106 Planning Obligation" the proposed 2-bedroom dwellinghouse would need to make a financial contribution of £3,000 per bedroom created within the scheme. In this instance as 2 new bedroom dwellinghouse is proposed, the total financial contribution that would be sought is £6,000 and this would cover the cost impacts of this new development in providing for education, transportation, open space, and sports infrastructure. The developer would also need to agree to adhere to the Considerate Contractors Scheme.

The applicant has confirmed in his letter of 02/11/2009 that he agrees to the above as Heads of Terms for the Section 106 Agreement required for the proposal.

Comments on the Objections received

With regards to the comments received from neighbouring occupiers, it should be noted the proposed development would comply with the Council's policies and adopted standards for new residential development that would minimise the adverse impact on the amenities of the occupiers of the neighbouring properties.

The proposed development represents a carefully considered design response to the context of the site and reaction to the result of previous consultation and applications to the Council. The scheme is well designed. The new house is well related in terms of scale and design to the existing buildings adjacent and in the locality, and would replace an unattractive garage and any problems

associated with it. It will result in an enhanced environment with no adverse impact on the amenity of the neighbouring properties. The development will result in high quality development and will achieve good quality accommodation for its occupants with appropriate provision for access, refuse/recycling bin storage area and amenity space

With regards to the comments received from 12A Berkhamstead Avenue. It should be noted that it is a first floor flat in a two-storey property located on the north-west side of the application plot. The proposed development would abut the rear most part of the rear garden to 12 and 12A Berkhamstead Avenue. The building is designed below the line of 45 degree taken at the garden edge of this neighbouring property when measured from a height of 2m. This ensures that the development is of an appropriate scale and would not result in any significant loss of sunlight or amenity for the occupiers of 12 and 12A Berkhamstead Avenue. The proposed development would also maintain a distance of 20m from the rear habitable room windows in 12 and 12A Berkhamstead Avenue and therefore it is considered that adequate privacy and outlook for the occupiers of these neighbouring properties will be maintained.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

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

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):

-P/1055/04 Revision B - Proposed New House - Proposed Street Elevation and Site and Location Plan received on 17/03/2010

-P/1055/06 Revision C - Proposed New House - Proposed Elevations and Section Plan received on 08/06/2010

-P/1055/07 - Proposed New House - Proposed Lower Ground Floor Plan, Coloured Ground Floor and Site Plan and Roof Plan (received via e-mail on 05/06/2010)

-Daylight and Sunlight Report (ref: rs/ROL.09/1) prepared by Mr Richard Staig of Dixon Payne dated 25/01/2010 (received on 15/02/2010)

-P/1055/04 - Site Plan showing Daylight Diagram for the Proposed New House (received via e-mail on 05/03/2010)

-Planning Obligation - Draft Head of Term Letter dated 2/11/2010 (received on 03/11/2009)

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

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

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

- (4) Further details of an enclosure for the storage of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the commencement of the development hereby approved. The enclosure shall be built of brick (to match existing brick work of the building or garden wall as appropriate), roofed and fitted with ledged, braced and battened doors and shall be permanently retained as approved unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the premises shall be carried out to the bungalow, unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an over development of the site and loss of amenity to adjoining occupiers.

- (6) Prior to the occupation of the development hereby approved, the redundant vehicular access on Nettleden Avenue shall be restored to kerb-and-channel at the applicant's expense.

Reason: In order to comply with Council policy TRN10 of the adopted Unitary Development Plan 2004.

- (7) 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.

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 including land to the side and front of 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 prior to occupation of the building.

Such scheme shall also indicate:-

(i) Walls and fences

Proposed walls and fencing, indicating materials and heights.

(ii) Screen planting on boundary

Screen planting along the west boundary.

(iii) Physical separation

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

((vii) Maintenance details

Details of the proposed arrangements for maintenance of the landscaping.

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) Details of a scheme showing those areas to be treated by means of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such details shall include detailed drawing(s) of those areas to be so treated, a schedule of materials and samples if appropriate. The approved scheme shall be implemented in full prior to first occupation of the development.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

INFORMATIVES:

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- (2) The applicant is advised to contact the Director of Transportation in order to arrange for the necessary works to remove the redundant vehicular access.
- (3) The development constitutes a sensitive end use under PPS23. It is important that the workers are vigilant for signs of potential contamination in the soil during excavation works. This may include obvious visual or olfactory residues, fuel or oil stains, asbestos, buried. This may include obvious visual or olfactory residues, fuel or oil stains, asbestos, buried drums, buried waste, drains, interceptors, tanks or any other unexpected hazards that may be discovered during site works. If any unforeseen contamination is found during works Environmental Health must be notified immediately. Tel: 0208 937 5252. Fax 020 8937 5150. Email: env.health@brent.gov.uk
- (4) With regards to "Surface Water Drainage" it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In

respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

With regards to water supply, this comes within the area covered by the Three Valleys Water Company. For further information the address to write to is - Three Valleys Water Company, P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel (01707) 268111.

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. Supplementary Planning Guidance 17 relating to "Design Guide for New Development".
3. Two letters of objections from neighbouring occupiers No. 12a Berkhamsted Avenue and 51 Nettleden Avenue

Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 10 Berkhamsted Avenue, Wembley, HA9 6DT

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