



**Planning Committee Map**

Site address: 13-18 INC and 19-24 INC LAWNS COURT, The Avenue, Wembley, HA9 9PN

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This map is indicative only.



Flats û Market			12								12
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## Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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Flats û Market			4							4
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## PROPOSAL

Alterations and replacement of some of the existing windows and erection of a third floor to residential blocks at 13-18 and 19-24 to provide 4 self contained flats (2 x 2 bed at block 13-18 and 2 x 2 bed at block 19-24)

## HISTORY

### Related site history

#### Nos. 13 to 18 Lawns Court

**13/3623:** Full Planning Permission sought for alterations and replacement of some of the existing windows and erection of a third floor to provide 2 x 2 bed self-contained flats - **Withdrawn, 17/02/2014.**

#### Nos. 19 to 24 Lawns Court

13/3631: Full Planning Permission sought for alterations and replacement of some of the existing windows and erection of a third floor to provide 2 x 2 bed self-contained flats - **Withdrawn, 17/02/2014.**

### Other sites in close proximity

#### No. 12A Lawns Court

**14/1245:** Full Planning Permission sought for demolition of existing building and erection of a single storey 2 bedroom dwellinghouse for use by caretaker - under consideration.

**13/3635:** Full Planning Permission sought for demolition and replacement of single storey building with a two storey dwellinghouse for use by caretaker - **Withdrawn, 13/03/2014.**

## POLICY CONSIDERATIONS

### National Level

#### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was adopted in March 2012. The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

It establishes a presumption in favour of sustainable development: local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight.

Section 7 (design) is of particular relevance to this application. The Government recognises that good design is a key aspect of sustainable development. It states that that permission should be refused for development of poor design, that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

### Regional Level

#### **London Plan**

The London Plan 2011 forms the spatial development strategy for London and was adopted in July 2011. Policy 3.5 "Quality and Design of Housing Developments" is considered relevant for this application, and requires developments to incorporate minimum space standards for new developments.

### **The Mayor's Housing Supplementary Planning Guidance (adopted November 2012)**

This guidance relates to the housing policies within the London Plan and covers policies on housing provision and policies on affordable housing. It gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site.

#### Local Level

### **Brent's Core Strategy 2010**

The Council's Core Strategy was adopted by the Council on 12th July 2010. As such the policies within the Core Strategy now hold considerable weight. The relevant policies for this application include:

**CP17:** Protecting and enhancing the suburban character of Brent - Balances the regeneration and growth agenda promoted in the Core Strategy, to ensure existing assets (e.g. heritage buildings and conservation areas) are protected and enhanced. Protects the character of suburban housing and garden spaces from out-of-scale buildings.

**CP21:** A Balanced Housing Stock - A balanced housing stock should be provided to meet known needs and to ensure that new housing appropriate contributes towards the wide range of borough household needs including an appropriate range and mix of self contained accommodation types and sizes.

### **Brent's UDP 2004**

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP). The UDP was 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:

### **BE2: Townscape - Local Context & Character**

Proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces, materials and townscape features that contribute favourably to the area's character and not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Conservation Areas.

### **BE7: Public Realm - Streetscape**

A high quality of design and materials will be required for the street environment. The following will be resisted (both for existing and new developments) where they would detract from the character of the area :-  
(a) The excessive infilling of space between buildings and between buildings and the road;  
(b) hard surfacing occupying more than half of a front garden area;  
(c) forecourt parking where such parking would detract from the streetscape or setting of the property, or create a road/pedestrian safety problem.

### **BE9: Architectural Quality**

Creative and high-quality design solutions specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

**BE25: Development in Conservation Areas** - Development proposals in conservation areas shall pay

special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistency.

**BE26: Alterations and Extensions to Buildings in Conservation Areas** - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

#### **H12: Residential Quality - Layout Considerations**

Seeks to ensure that all residential development has a high quality layout, has an appropriate level of car parking and features housing facing onto streets. It states that proposals should avoid having an excessive coverage of hardstanding and have an amount and quality of landscaped areas appropriate to the character of the area.

#### **TRN10: Walkable Environments**

The 'walkability' of the public environment should be maintained and enhanced.

#### **TRN11: The London Cycle Network**

Developments should comply with the plan's minimum cycle parking standards (PS16), with cycle parking situated in a convenient, secure and, where appropriate, sheltered location.

#### **TRN23: Parking Standards - Residential Developments**

Parking standards for residential developments. The level of residential parking permitted will be restricted to no greater than the standards in PS14.

#### Supplementary Planning Guidance

#### **SPG17 "Design Guide for New Development"**

Supplementary Planning Guidance No. 17 "Design Guide for New Development" (SPG17), adopted by the Council in October 2001, sets out the general design standards for development and has regard to the character, design and appearance of developments, the design layout with respect to the preservation of existing building lines, size and scale of buildings and structures, and privacy and light of adjoining occupants. This policy guidance document addresses residential densities, minimum sizes for residential dwellings, external finishing materials, amenity spaces and parking related issues.

#### **CONSULTATION**

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

**Consultation Period on revised plans: 04/07/2014 - 25/07/2014**

**Site Notice: 07/05/2014 - 28/05/2014 & 04/07/2014 - 25/07/2014**

**Press Notice: 15/05/2014 - 05/06/2014 & 10/07/2014 - 31/07/2014**

73 neighbours consulted - 11 objections received raising the following concerns:

- There is already parking pressures on Lawns Court and there is not enough room on the surrounding roads to accommodate the increase in flats even with the improved car park area to the rear, in particular when events are held in the nearby Sattavis Patidar Centre on the corner of The Avenue and Forty Avenue.
- Unclear how parking within the new area will be available to residents within Lawns Court
- Additional strain on refuse facilities leading to more rodents. Refuse trucks can not currently access the rear service road.
- Application site is located within a Conservation Area and will adversely impact on the Lawns Court Conservation Area and neighbouring Barn Hill Conservation Area
- Extension will be out of keeping with the character of the building and the wider area
- The area already has a high population with a number of flat developments in the locality.
- Proposal will overlook the rear gardens and rear windows of neighbouring properties

- Extension will block sunlight to rear gardens of neighbouring properties
- Loss of views from neighbouring properties
- Construction work will be very disruptive with potential for dust and debris to fall into neighbouring gardens
- Increase noise and disturbance from the new flats
- Lack of consultation
- Freeholder has not consulted owners of the flats in Lawns Court
- Freeholder does not look after the current property effectively (i.e. the rubbish bins are always full with unauthorized people using the bins). More should be done to improve the appearance of the existing buildings.
- Likely to be rented out with high turnover of tenants
- Two bedroom flats are out of keeping with character of surrounding area
- Increased service charges for residents even though no improvements have been done to the existing flats.
- Existing buildings have a number of cracks and therefore may not be structural stable to accommodate the extension
- The hallway to number 14 will lose its sunbreaker/rooflight which lets in light, ventilate and ensure adequate fire exit from the flat
- Flats below could suffer leaks from the kitchens within the extension above and from the terraces.
- Proposal will devalue flats within the block
- Existing residents will live in a building site during the construction works which could lead to a health and safety risk. Planning department should be consulting Health & Safety Executive, Fire Department and structural engineers etc to ensure that health and safety of residents is not compromise.
- Replacement of only some of the windows will have a harmful impact on the appearance of the building
- Damage to trees from building work and machinery

Barn Hill Ward Councillors formally consulted on 7 July 2014. One objection received from Councillor Choudhary raising the following concerns:

- Proposal will overlook gardens and bedrooms on Mayfields Close.
- Car park issues and bins
- No provision of lift access to upper floors.

#### Internal Consultation

Transportation - Proposal can be supported on transportation ground subject to improvements to the existing rear car park area and provision of cycle parking spaces within the site.

Landscape - Tree survey and construction method statement for the protection of the existing trees to be provided.

Environmental Health - No objections raised.

### **REMARKS**

#### Site and Surroundings

1. The application site comprises two blocks of flats within Lawns Court. These blocks of flats within Lawns Court are set back from The Avenue, facing the green space in front of Lawns Court. Lawns Court is designated as a Conservation Area and the Barn Hill Conservation Area is located to the east and north.
2. The first block is known as Nos. 13 to 18 Lawns Court and is located at the eastern end of the site and contains 6 flats. Nos. 13 to 18 Lawns Court abuts the rear access road and hardsurfaced area to the rear (eastern boundary) and northern boundary. To the south is 12A Lawns Court which is a single storey residential. The second block is known as Nos. 19 to 24 Lawns Court and is located at the northern end of the site and contains 6 flats. Nos. 19 to 24 Lawns Court abuts the rear gardens of No. 3 to 6 Mayfield Close.

#### Proposal

3. This application seeks planning permission for a roof top extension to both blocks of flats together with replacement windows to a number of existing flats. The proposal also includes reconfiguration in the layout for Nos. 17 and 22 Lawns Court to allow access to the new flats above and improvements to the existing hardsurfaced area access from the rear service road from Mayfields to accommodate a formal car parking area for residents within Lawns Court. Each aspect of the scheme is discussed below:

## Design

4. Both existing blocks are two storeys high with flat roofs. Nos. 13 to 18 Lawns Court has a stepped roof line with part of the building at a lower level but still at two storeys high to take into account level changes across the site. The other blocks within Lawns Court sited next to the application blocks (Nos. 1 to 12a Lawns Court and Nos. 25 to 34 Lawns Court) are up to three storeys high, with the third storey centrally located, with no set back to the front or rear from the floors below. The third floor appears to form part of the original design of these blocks.

5. The proposed roof top extensions to both blocks of flats are set back from the main front wall of the buildings and set in from the side elevations. No set back is proposed at the rear. A minimum set back of 1.2m is proposed from the main front wall of building and a set in of 2.4m is proposed from both side elevations for Nos. 13 to 18 Lawns Court. The stepped roof height will also be replicated. A minimum set back of 0.97m is proposed from the main front wall of building and a set in of 2.4m is proposed from both side elevations for Nos. 19 to 24 Lawns Court. As a result of the set backs from the front and side walls, the roof top extensions to both blocks of flats are considered to be sufficiently subservient to the main blocks and their scale and massing well balanced. The extensions also need to be considered in their landscape context which contain matures trees and soft landscaping within the front forecourt areas of each block and within the open space area to the front of the blocks. This tree belt will also assist in screening the extensions when viewed from The Avenue.

6. The roof top extensions will be rendered and painted white to match the existing blocks. This is considered acceptable. The centrally located chimney stack at Nos. 13 to 18 Lawns Court will be removed but given its limited visibility and contribution towards the character of the building, it is considered there is no objection to its loss. Both the flank wall chimney stacks to both Nos. 13 to 18 and 19 to 24 Lawns Court will be retained. These chimney stacks form an important contribution to the character of the buildings.

### *Replacement windows*

7. A number of windows to the existing flats within both blocks will be replaced as part of this proposal. These flats are in the ownership of the applicant whereas the other flats have long term leaseholders and replacement windows to these flats could not be secured as part of this application. The majority of windows within both the application blocks and the neighbouring blocks have been replaced with aluminium or uPVC windows. These tend to be of poor quality plain casements with uneven sight lines and no replication of existing features. There are no planning records for the replacement windows to any of the flats within Lawns Court.

8. The replacement windows that are to be replaced will be in aluminium and will contain externally mounted glazing bars to replicate the general design and detailing of the original style of window. This design of window is also proposed for the new flats within the roof top extension. It is considered that both the replacement windows (and new windows within the roof top extensions) will enhance the character and appearance of both blocks of flats as the windows will be an improvement to the existing poor quality windows. This will also allow for a template of future windows replacements to the other flats within both blocks so that a uniformity to the elevations can eventually be achieved overtime. It should be noted that flats do not have the benefit of permitted development rights so replacement windows to any of the flats requires the benefit of planning permission.

## Quality of accommodation

### *Unit sizes*

9. The proposal includes an additional 2 no. two bedroom flats to each block (a total of 4 x 2 bedroom flats is proposed). All of the proposed units comply with the minimum internal unit sizes as set out in the London Plan. Details of the size of each unit is set out below:

Location	Unit No	Unit Type	Unit Size	External amenity space
Nos. 13 to 18	Flat 16A	2 Bed 4 person	68.4sqm	Up to 30sqm
	Flat 17A	2 Bed 3 person	64sqm	Up to 25sqm
Nos. 19 to 24	Flat 20A	2 Bed 3 person	66sqm	0 sqm
	Flat 22A	2 Bed 4 person	72.6sqm	Up to 25sqm

### *Outlook and privacy*

10. Each unit has dual aspect to allow for good levels of outlook and are not considered to be overlooked by each other or other flats within the neighbouring blocks or other neighbouring sites. Consideration to privacy of neighbouring occupiers is discussed below.

#### *External amenity space*

11. Each of the new flats apart from 20A will have access to a private external terrace which exceeds 20sqm as required by SPG17. In addition all units including No. 20A will have access to the existing communal external amenity space to the rear of both blocks. Details on the reasons why No. 20A will not have an external terrace is discussed in paragraph 23 below.

#### *Alterations to existing flats*

12. To gain access to the new flats internal alterations are proposed to existing flats Nos. 17 and 22. This will involve swapping the location of the bedroom and kitchens (kitchen currently at the rear and bedroom at the front) and reduction in the size of the front room to allow for internal stair access to the new flats above. Both Flats 17 and 22 will still meet the minimum internal floor space standards for a two bedroom three person flat as set out in the London Plan. As the new flats will need to walk past the front window of the existing flats, the swapping of this room type from a bedroom to a kitchen is considered to be less sensitive in terms of noise and disturbance. As the window is at a different level to the stairs up to the entrance for the new flats loss of privacy is not considered to be significant to warrant a reason for refusal.

13. There is an existing roof light to flat 14 which serves the hallway. This roof light will be removed and replaced with the terrace for the new flat above. Given that the roof light serves a non habitable space (the hallway) there is no objection in planning terms to the loss of the roof light.

#### Impact on neighbouring properties

##### *Privacy*

14. To ensure that sufficient levels of privacy are maintained to neighbouring properties, SPG17 sets out minimum distances that windows should be located from site boundaries. The new flats at Nos. 13 to 18 Lawns Court provide a minimum distance of 32m to the boundary with the rear gardens of the properties on Mayfields and a minimum distance of 55m between directly facing rear habitable room windows. SPG17 requires a minimum distance of 10m from the rear habitable room windows to the rear boundary with neighbouring gardens and a minimum distance of 20m between directly facing rear habitable room windows. This proposal significantly exceeds the minimum distance to the rear gardens and rear habitable room windows with the properties on Mayfields and is therefore not considered to compromise the privacy of occupiers within the houses on Mayfields.

15. There are windows on the flank elevations of the new flats within Nos. 13 to 18 Lawns Court that serve secondary windows to habitable rooms. SPG17 requires these windows to be set in 5m from the boundary. The flank windows to Flat 17A provide a minimum distance of 15m to the rear gardens with the properties on Mayfields Close. A distance of 4.9m is maintained to the boundary with No. 12A Lawns Court. Whilst this marginally fails SPG17 this shortfall is not considered in itself to warrant a reason for refusal. The existing external stairs that provide access to existing Flat 14 are located only 1.45m from the boundary with No. 12A Lawns Court and have the potential to already overlook the neighbouring site.

16. The new flats at Nos. 19 to 24 Lawns Court provide a minimum distance of 10m to the boundary with the rear gardens of the properties on Mayfields Close and a minimum distance of 23m between directly facing rear habitable room windows, thus complying with SPG17. The privacy of the occupiers on Mayfields Close are not considered to be compromised as a result of this proposal.

17. There are also windows on the flank elevations of the new flats within Nos. 19 to 24 Lawns Court that serve secondary windows to habitable rooms. A minimum distance of 5m is provided to the side boundaries, thus complying with SPG17.

##### *Overbearing appearance and light*

18. To ensure that a new development is not overbearing when viewed from the neighbouring properties and external amenity areas, SPG17 recommends the following height restrictions:



- New development to sit within a line drawn at 45 degree is measured from the adjoining private garden/private amenity area, measured on the garden edge at a height of 2m.
- New development to sit within a line drawn at 30 degree line is measured from the nearest rear habitable room window of adjoining existing properties measured at a height of 2m above floor level.

19. The roof extensions to both blocks sit well within the 30 degree line from the nearest rear habitable rooms to properties on Mayfields Close and Mayfields.

20. The existing block at Nos. 19 to 24 Lawns Court marginally breach 45 degree line when measured from the external amenity space for Nos. 25 to 34 Lawns Court and the rear garden of No. 3 Mayfield Close. The parapet of the proposed roof top extension will also very marginally breach the 45 degree line, but this breach is considered to be no worse than existing and is not considered to adversely impact on neighbours to warrant a reason for refusal. Likewise, the existing block at Nos. 13 to 18 Lawns Court already breaches 45 degree line from the side amenity area to 12a Lawns Court. The roof top extension is sufficiently set in from the side boundary to not make this situation significantly worse.

21. In light of the above, it is considered that the proposed roof extensions will not be overbearing when viewed from neighbouring properties or rear gardens. Furthermore the proposal is not considered to result in significant loss of sunlight to warrant a reason for refusal.

#### *Impact of roof terraces on neighbouring amenity*

22. The roof terraces to the new flats within Block 13 to 18 Lawns Court are not considered to result in a loss of privacy to the rear gardens of Nos. This is because a distance of over 10m is maintained. There will be a degree of overlooking to No. 12A Lawns Court but given that there is an existing external stair access (as set out in paragraph 15 above) the degree of overlooking is considered to be no worse than the existing situation. It is not considered to result in It is recommended that further details of the layout and design of the roof terraces to focus activity away from the edges and to reduce overlooking to neighbouring rear gardens are conditioned as part of any forthcoming consent.

23. Whilst the plans are shown a roof terrace to Flat 20A in Block 19 to 24 Lawns Court, given the proximity to the rear gardens of Nos. 3 and 4 Mayfields Close it is recommended that a condition is secured for the plans to be revised to remove the roof terrace and replace the sliding doors with windows. The roof terrace to Flat 22A Lawns Court is considered acceptable in terms of providing sufficient distance from the rear garden with No. 6 Mayfield Close. Whilst there will be some degree of overlooking to the communal garden at Nos. 25 to 34 Lawns Court there is an existing terrace at the floor level which is closer to this amenity area.

#### Existing Landscaping

24. It is noted that there are a number of significant trees within the application site including the front forecourt areas. Officers in landscape have requested details of protection measures during the construction works to prevent any damage to existing trees. Further details are recommended to be conditioned to any forthcoming consent.

#### Transportation considerations

##### *Car parking*

25. There is an existing hardstanding area and garages to the rear of 1 to 18 Lawns Court which has fallen into disrepair with extensive overgrowth and flytipping. This hardstanding area is accessed via Mayfields and the service road in front of Nos. 19 to 24 Lawns Court. Apart from this area which currently has very limited use, there is no off street parking for the residents of Lawns Court.

26. This application includes the rear hardstanding area and garages and seeks to convert this space into a car park for the existing and proposed residents within Nos. 13 to 18 and 19 to 24 Lawns Court. The maximum parking provision for the overall total of 16 x 2 bedroom flats is 19.2 spaces as set out in Standard PS14 of Brent's UDP 2004. The hardstanding area has capacity to accommodate 19 car parking spaces. Officers in Transportation have advised that the renovation of the car park will eliminate any concerns over potential overspill parking from the site in traffic flow and highway safety. It is recommended that a condition is secured for the allocation of the car parking spaces for residents through a car park management plan.

27. Works will be required to improve the car parking court given its location at the rear of the blocks. This will include repairs to road surfacing, clearance of overgrowth and fly tipping, marking out of bays, provision

of lighting and CCTV camera and revised boundary treatments so that the area is more overlooked. Such details are recommended to be conditioned to any forthcoming consent.

#### *Cycle parking*

28. To accord with standard PS16 a secure and covered bicycle store is required to be provided to accommodate the new flats. A total of 4 bicycle parking spaces is required. The bicycle store could be provided within the new car park area. Further details are recommended to be conditioned as part of any forthcoming consent.

#### *Refuse facilities*

29. The site location plan shows the location of the existing communal bin store location for Nos. 13 to 18 and 19 to 24 Lawns Court located within the access road next to the service road in front of Nos. 19 to 24 Lawns Court. The application proposes to provide a larger and improved communal bin store for the existing and proposed occupants within Nos. 13 to 18 and 19 to 24 Lawns Court, located within the car park area. This new bin store will relieve pressure on the existing bins which are currently insufficient to meet the demands of the existing residents.

30. Officers in Transportation have requested further details on the collection arrangement of the bins, i.e. whether they will be brought closer to the public highway on collection day or collected from the car park. Details of the access arrangements and tracking for the refuse vehicle is also required. Such details are recommended to be conditioned as part of any forthcoming consent.

#### Response to objections raised

31. A table setting out the objections raised by local residents and ward councillor is set out below together with a response to the objections raised:

<b>Point of objection</b>	<b>Response</b>
There is already parking pressures on Lawns Court and there is not enough room on the surrounding roads to accommodate the increase in flats even with the improved car park area to the rear, in particular when events are held in the nearby Sattavis Patidar Centre on the corner of The Avenue and Forty Avenue.	This application is seeking to provide a dedicated car parking area for the existing and proposed occupants within Nos. 13 to 18 and 19 to 24 Lawns Court that will assist in relieving over spill parking onto neighbouring streets. Please refer to paragraphs 25 to 27 above for further details.
Unclear how parking within the new area will be available to residents within Lawns Court	The car park is within the red line of the application site and is available for existing and proposed occupants of Nos. 13 to 18 and 19 to 24 Lawns Court . It is recommended that a car park management plan for the allocation of the car parking spaces is secured as part of a planning condition.
Additional strain on refuse facilities leading to more rodents. Refuse trucks can not currently access the rear service road.	An improved refuse storage area for Nos. 13 to 18 and 19 to 24 Lawns Court is proposed. Please refer to paragraphs 29 and 30 above for further details.
Application site is located within a Conservation Area and will adversely impact on the Lawns Court Conservation Area and neighbouring Barn Hill Conservation Area	The extensions are not considered to detract from the character of the existing blocks or wider conservation areas. Please refer to paragraphs 4 to 6 and details of replacement windows within paragraphs 7 and 8 above.
Extension will be out of keeping with the character of the building and the wider area	Please refer to comments above.

The area already has a high population with a number of flat developments in the locality / Two bedroom flats are out of keeping with character of surrounding area	There is no policy requirement for a scheme of this scale to provide family sized units (3 bedroom plus).
Proposal will overlook the rear gardens and rear windows of neighbouring properties / Extension will block sunlight to rear gardens of neighbouring properties	The impact of the extensions has been considered within the main report where it is considered that the proposal will not adversely impact on the amenities of neighbouring occupiers. Please refer to paragraphs 14 to 20 above.
Loss of views from neighbouring properties	The application site is not located within a protected view. Rights to a view is not a planning consideration.
Construction work will be very disruptive with potential for dust and debris to fall into neighbouring gardens/residents living in a building site (health and safety issues)	It is recommended that a construction management plan is conditioned as part of any forthcoming planning consent to minimise disruption to neighbouring occupiers.
Lack of consultation from the planning department	The application was consulted and advertised in accordance with statutory consultation requirements.
Concerns with how the existing freeholder fails to look after the property such as existing cracks in building and increase service charges.	Concerns regarding existing maintenance is not a planning matter and therefore can not be considered as part of this application.  Structural considerations of the extension is considered through building regulations rather than planning.
Lack of consultation with other owners within Lawns Court	The application form states that notice has been served on other flats within Lawns Court that are affected by the proposal and have a leasehold interest.
Likely to be rented out with high turnover of tenants	Planning policies are unable to control whether the units are rented out or privately owned
The hallway to number 14 will lose its sunbreaker/rooflight which lets in light, ventilate and ensure adequate fire exit from the flat	The loss of the roof light is acceptable in planning terms as it serves the hallway. Consideration of adequate fire escape will be considered by building regulations.
Flats below could suffer leaks from the kitchens within the extension above and from the terraces.	This matter will be considered through building regulations.
Damage to trees from building work and machinery	Details to protect existing trees are to be conditioned to any forthcoming consent.
Proposal will devalue flats within the block	This is not a planning consideration
No provision of lift access to upper floors.	Lift access is only required for developments which include 5 or more storeys. This is set out in the Mayor's Housing SPG.
Only replacing some windows will adversely impact on the character of the buildings.	The applicant is only able to replace some of the windows as these flats are within their control. The new windows are an improvement in design terms to

replacement windows within the blocks and will provide template for future replacement windows by individual owners in the future.

## Conclusions

32. In conclusion it is considered that the proposed roof top extensions are in keeping with the character of the existing blocks and wider conservation areas. They are not considered to have a harmful impact on the amenities of neighbouring occupiers, and a new hardsurfaced area is proposed to accommodate improved parking and refuse facilities for existing and proposed residents within Nos. 13 to 18 and 19 to 24 Lawns Court.

33. The proposal is considered to comply with national, regional and local policies and guidance. Approval is accordingly recommended subject to conditions as set out below.

**RECOMMENDATION:** Grant Consent

## **REASON FOR GRANTING**

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

National Planning Policy Framework  
London Plan 2011  
The Mayor's Housing Supplementary Planning Guidance (adopted November 2012)  
Brent's Core Strategy 2010  
Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance 17 - Design Guide for New Development

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

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

RK/TP/1073/01 Rev A - Block 19 - 24: Site and Location Plans  
RK/TP/1073/02 - Block 19 -24: Existing First Floor Plan  
RK/TP/1073/03 - Block 19 - 24: Existing Elevations  
RK/TP/1073/04 - Block 19 - 24: Existing Elevations  
RK/TP/1073/05 - Block 19 -24: Proposed First Floor Plan  
RK/TP/1073/06 - Block 19 -24: Proposed Second Floor Plan  
RK/TP/1073/07 - Block 19 -24: Proposed Roof Plan  
RK/TP/1073/08 Rev A - Block 19 - 24: Proposed Elevations and Sections  
RK/TP/1073/09 Rev A - Block 19 - 24: Proposed Elevations  
RK/TP/1073/10 Rev A - Block 13 - 18: Site and Location Plans  
RK/TP/1073/11 - Block 13 - 18: Existing First Floor Plan  
RK/TP/1073/12 - Block 13 - 18: Existing Elevations  
RK/TP/1073/13 - Block 13 - 18: Existing Elevations  
RK/TP/1073/14 Rev A - Block 13 - 18: Proposed First Floor Plan

RK/TP/1073/15 - Block 13 - 18: Proposed Second Floor Plan  
 RK/TP/1073/16 - Block 13 - 18: Proposed Roof Plan  
 RK/TP/1073/17 Rev A - Block 13 - 18: Proposed Elevations and Sections  
 RK/TP/1073/18 Rev A - Block 13 - 18: Proposed Elevations  
 RK/TP/1073/19 Rev A - Block 13 - 18: Proposed Elevations showing new windows  
 RK/TP/1073/20 - Block 13 - 18: Proposed Elevations showing windows  
 RK/TP/1073/21 Rev A - Block 19 - 24: Proposed Elevations and Sections  
 RK/TP/1073/22 - Block 19 - 24: Proposed Elevations  
 RK/TP/1073/23 - Block 13 - 18 & 19 - 24 Window Elevations and Cross Sections  
 RK/TP/1073/24 - Block 13 - 18: Proposed Elevations showing 45 degree line and sun path  
 RK/TP/1073/25- Block 19 - 24: Proposed Elevations showing 45 degree line  
 RK/TP/1073/26 - Block 13 - 18 & 19 - 24 Location Plan  
 RK/TP/1073/27 - Block 13 - 18: Privacy, overlooking and sun study analysis  
 RK/TP/1073/28 Rev A - Existing and Proposed Communal Bin Store  
 RK/TP/1073/29 - Block 19 - 24: Proposed Sections showing 45 degree line from gardens  
 RK/TP/1073/30 - Block 19 - 24: Privacy, overlooking and sun study analysis  
 Design and Access Statement

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

- (3) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- (4) The new flats which are the subject of this application shall not be occupied until the replacement windows to existing flats 13, 17, 19, 21, 22 and 23 Lawns Court have been carried out in full accordance with the details approved as part of this application.

Reason: In the interests of the character of the existing blocks and wider area.

- (5) No preparatory work or development shall take place until a scheme for the protection of the existing trees within the front and rear garden areas of Nos. 13 to 18 and 19 to 24 Lawns Court have been submitted to and agreed in writing by the local planning authority. This protection should extend at minimum to canopy spread of each tree, with measures taken to exclude all construction activity. This should comprise hoarding or fixed, braced temporary fence to BS 5837 2012.

The tree protection measures shall be carried out in full accordance with the approved details throughout the construction phases of the development.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees, in the interests of the occupants and general public.

- (6) Prior to commencement of development further details of the car park area at the rear of Nos. 13 to 18 Lawns Court shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (a) details of permeable surfacing materials to reduce surface water run-off from the car park
- (b) details of the marking out of 19 car park bays
- (c) details of lighting including details on design and height of lighting columns and light spillage diagrams
- (d) details of the location and height of CCTV
- (e) details of the boundary fences

The approved car park details shall be shall be constructed and permanently marked out prior to occupation of any of the new flats hereby approved. Such works shall be carried out in accordance with the approved plans and retained thereafter.

Reason: In the interests of the amenity of existing and future occupants.

- (7) Prior to commencement of works, further details of the proposed binstore shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- (a) compliance with the adopted Household Waste Collection Strategy 2010-2014 in respect of external refuse provision
  - (b) details of the external elevations of the bin store.
  - (c) details of access arrangements for the refuse collection vehicle and tracking paths together with any required management arrangements for collection days

The development shall be carried out and completed in accordance with the details so approved prior to occupation, and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

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

- (8) Prior to commencement of works, details of a secure and sheltered bicycle store to accommodate 4 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The bicycle-parking facilities shall be available for use prior to the first occupation of any part of the development and thereafter these parking spaces shall not be obstructed, removed or used for any other purpose, except with the prior written permission of the Local Planning Authority obtained through the submission of a planning application.

Reason : To ensure adequate bicycle parking is provided and retained in conjunction with the development and in pursuance of the Transportation policies in the adopted Unitary Development Plan which seek to encourage the use of this mode of transport.

- (9) Notwithstanding the submitted plans otherwise approved a revised second floor plan and accompanying elevation plans for Block 19 to 24 removing the external terrace to flat 20A shall be submitted to and approved in writing prior to commencement of works on site, and thereafter implemented in accordance with the approved details.

Reason: In the interests of the amenities of the neighbouring occupiers.

- (10) No development shall take place, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) measures to control the emission of dust and dirt during construction;
- (v) Resident access during the construction phase.

Reason: To protect residential amenity and ensure the development does not have an adverse impact on the highway.

- (11) Details of the management arrangements showing how the car parking spaces within the rear car park area shown on the approved plans will be allocated for each unit within 13 to 24 Lawns Court (including existing and proposed flats), shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved management arrangements shall be implemented prior to the first occupation of any of the flats hereby permitted and thereafter retained.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to ensure a satisfactory standard of amenity by providing and retaining adequate on site car parking.

**INFORMATIVES:**

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

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