

 **Planning Committee Map**  
Site address: 1-12 and 13-24 INC Leeland Way, London, NW10 1SA  
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This map is indicative only.



Flats û Market			24								24
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### Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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Flats û Market	2	28								30
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### PROPOSAL

See description above

### HISTORY

Although there are no planning applications relating specifically to the building which is the subject of this application a very similar development was granted planning permission in 2008 at the Council's Planning Committee of January 2009 (and subsequently built) on the other building that makes up Leeland Way.

08/2774

Erection of roof extension to 25-36 and 37-48 Leeland Way to create an additional 6 self-contained flats, installation of 2 new vehicular accesses on to Bermans Way and 4 additional car-parking spaces in front forecourt of site and subject to a Deed of Agreement dated 5th February 2009 under Section 106 of the Town and Country Planning Act 1990, as amended. Granted permission.

### POLICY CONSIDERATIONS

#### UDP 2004

BE2	Townscape: Local Context & Character
BE9	Architectural Quality
H12	Residential Quality – Layout Considerations
TRN23	Parking Standards – Residential Development
PS14	Parking Standards

### Supplementary Planning Guidance Note 17: Design Guide for New Development

Core Strategy 2011

The London Plan

### CONSULTATION

#### External

A total of 81 neighbouring occupiers were consulted on 29 July 2014. 4 objections, from 3 addresses, have been received raising the following points:

- Lack of parking and objection to losing green space to parking.
- Loss of light to neighbouring flats and gardens
- Loss of views for neighbouring residents
- Loss of safe play space to a car park
- The appearance of the extension is like a wooden garden shed and the cladding on the neighbouring extension has weathered to a dirty grey-brown.
- Existing problem of rubbish being dumped in the street.
- The existing roof pools with water, details of how this will be avoided are needed.

#### Internal

Highways - no objection, subject to conditions. Discussed in detail in Remarks below.

### REMARKS

#### Introduction

1. This application proposes to erect a roof top extension to the two existing blocks of flats to create an additional 6 flats (4 x 2 bedroom and 2 x 1 bedroom). As explained in the "History" section of this report, a very similar scheme has been approved, and implemented, at No's 25-48 Leeland Way which is the other building that makes up the road. That proposal was approved at the Planning Committee on 14 January 2009.

#### Site Layout and Access

2. At present the two blocks are 3 storeys in height on Leeland Way. On the opposite side of Leeland Way are identical blocks of flats, referred to above, that now have the additional storey granted in 2009. This scheme proposes to replicate the erection of that additional storey to the two blocks. The new flats will be accessed via the existing communal entrances, with access also to the rear. The front and rear doors are linked with common ground floor corridors.

#### Design Scale and Massing

3. As discussed for the 2008 application at No's 25-48 Leeland Way the scale of the development is considered to be appropriate taking into account the character and context of what is around. The scheme has been approached in a manner which would serve to complement the original building, increasing the height whilst ensuring the extension would remain subservient to the original building. A set back is achieved from all existing elevations helping to minimise the visual impact of the development and the height of the additional storey is proposed to be less than that of the existing 3rd storey, ensuring the extensions do not constitute an unacceptable increase in scale.

4. Proposed drawings show the stairwells to project slightly higher than the main extension in order to emphasise the vertical appearance of the building and to help to break up the overall mass of the extended building. The roof top extension is to be clad in timber and the projecting stairwell is to be rendered. This will also assist in breaking up the mass.

5. The fenestration has been proposed to generally align with that of the other floors. Each of the units have a small projecting balcony fronting Leeland Way. The central balcony on each block would be positioned to align with the mid point between two windows below, this maintains the symmetry and rhythm of the fenestration. The balconies will be constructed from stainless steel and glass. It is considered the balconies add amenity for future occupants without compromising the character and appearance of the original building.

#### Materials

6. Proposed materials consist of cedar cladding, render and powder coated aluminium windows and doors. These materials have already been used in the street and it is considered appropriate to maintain consistency in the material choice. It is recommended a condition is attached to any approval to ensure that the materials will match those used in the neighbouring development. An objector has raised concerns about the materials used at the adjoining site, officers have viewed the timber cladding already used and note it has weathering which is expected with cedar cladding. Condition 3 which seeks details of materials for the proposed development requires details of either the treatment of the cladding to prevent excessive weathering or an alternative material which will not weather.

#### Residential Amenity-future occupiers

7. The London Plan sets out minimum internal space standards appropriate for new developments, in order to ensure development will provide an acceptable standard of amenity for future occupants.

#### *Internal floor areas*

8. The guidance suggests a minimum internal floor areas depending on the number of rooms and people living within each flat. In this case, flats A, C, D and F have a GIA (gross internal area) of 63.5sqm exceeding the minimum standard of 61sqm for 2 bed flats containing one single and one double room so accommodating 3 people. Flats B and E are 1-bed flats and are 53.9sqm, while the minimum standard is 50sqm. As a result, the proposed quantity of accommodation is likely to be sufficient in order to provide an acceptable level of accommodation for future residents.

### *Outlook for future occupiers*

9. SPG17 suggests that primary habitable-room windows have an outlook of at least 10 metres to site boundaries, in order to ensure an adequate level of amenity for future occupants. All habitable room windows within the scheme benefit from appropriate levels of outlook.

### *External amenity space*

10. Amenity space is provided for each unit in the form of the existing communal amenity space for the two blocks of flats and the provision of balconies to each of the new flats accessed from the living room. SPG17 seeks each flat to have 20sqm of external amenity space. Each of the balconies is approximately 3.5sqm. The existing amenity space to the rear of the blocks, discounting the bin stores, the garage and vehicular access is approximately 575sqm. Including the proposed balconies the total provision is 585.5sqm which is over 19sqm per unit. A condition is recommended to seek improvements to the landscaping and maintenance of the amenity space to mitigate the potential increase usage.

11. It is acknowledged that the additional residential units will put additional pressure on the existing amenity space, notwithstanding the quantitative assessment set out above. However, it is considered that the site does have the capacity to cope with this additional pressure and that, on balance, the proposal is considered to be something that Officers could support. The fact that additional housing is being proposed is a positive that needs to be weighed into the overall balance.

### Residential Amenity-Existing Occupants

12. It is not considered the proposed scheme will result in an undue detrimental loss of light or outlook for the neighbouring properties. The relationships between existing properties, and overlooking to rear gardens would be comparable to the existing arrangement and sufficient separation distances would be maintained between existing and proposed buildings. The closest relationship is with 198&200 Dudden Hill Lane where there is a distance of at least 20 between the rear elevations of the buildings. The scheme proposes siting the new flats above existing residential units. Plans have not been provided which show that a stacking arrangement of appropriate uses above each other has been achieved. A condition is attached requiring the submission of further details to ensure adequate noise insulation between floors is achieved and in order to avoid situations where more sensitive parts of existing flats experience unacceptable nuisance from activities above.

### Transportation Considerations

13. The site has a PTAL rating of 4 which is Good. Leeland Way is within the Control Parking Zone NS and is also within the Wembley Event Zone parking scheme. Leeland Way is classed as a heavily parked street in the Brent UDP. The car parking standard for the proposed units is 0.7 spaces per unit resulting in a possible increase of 4.2 spaces which would not be acceptable to be provided on street given the apparent lack of existing capacity to accommodate that level of overspill parking. As a result, the need to deal with the increased parking requirement is a key consideration here. There are 6 existing garages to the rear of the site which the submitted Design & Access (D&A) statement advises have been recently acquired by the applicant and will be made available for each of the proposed units, accommodating the likely increase in car parking. For the development at 25-50 Leeland Way the proposal also included a proposal to accommodate the additional parking within the application site, in that instance 4 additional parking spaces were proposed which are accessed off Bermans Way.

14. A total of 6 cycle spaces are proposed for the new flats. Further details of the arrangement would be sought by condition.

### Landscaping

15. A detailed landscape scheme and management arrangements will be required to improve the overall quality on site which is considered to be a key requirement to help mitigate the additional development being proposed here. It is also recommended that a condition is attached to any planning permission securing details of landscaping to provide separation between the parking spaces and amenity space to screen them from the existing ground floor flat and to identify trees which are to be affected by the building works.

Refuse storage facilities

16. The current storage for bins for the existing flats is of a poor arrangement as stores are tucked away at the rear of the site. A number of residents have also expressed their concerns with the proposed refuse arrangements. As part of this application, the bin store issue should be capable of being addressed. A bin store is proposed near to the garages within the amenity space. This location exceeds current carry standards for refuse collectors and would result in the loss of amenity space, and an improved arrangement is required by condition which will include details of the design and location of the bin store. A condition is recommended to secure the rationalisation of the existing bin stores which do not appear to be properly used and to ensure the new store meets current standards. A redundant bin store to the rear of the amenity space may be a suitable location for a cycle store.

Conclusion

17. While the northern building is in a site of Archaeological Importance, other than cycle and refuse storage, no development is proposed at ground level and as such it isn't deemed necessary to have a condition relating to ground works.

18. The proposed development will provide an appropriately designed building, to provide a high-standard of residential accommodation, without impacting on the existing residents to an unacceptable degree. The proposal meets the Council's parking standards and the new floor area will be liable to CIL.

19. In terms of consideration of the objections raised the response of Officers is set out below:

Objection	Response
Lack of parking and objection to losing green space to parking	Parking is provided for the new units without the loss of green space
Loss of light to neighbouring flats and gardens	The additional storey will not have a significant impact on light levels
Loss of views for neighbouring residents	Outlook will not be significantly affected as the development is behind the existing building
Loss of safe play space to a car park	This may be referring to the vehicular access to the garages
The appearance of the extension is like a wooden garden shed and the cladding on the neighbouring extension has weathered to a dirty grey-brown.	Officers are of the opinion that the design is contemporary but the appearance (this would need reapplication every few years)
Existing problem of rubbish being dumped in the street	Refuse storage has been proposed for the additional flats, and this will be addressed
The existing roof pools with water, details of how this will be avoided are needed	The development would need to be compliant with building regulations

**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):

Design and Access Statement May 2014  
1953/01  
1953/04  
1953/05  
1953/06

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

- (3) Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. This shall also include either details to treat the proposed timber cladding to prevent excessive weathering or an alternative material of similar appearance which will not weather. 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.

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

(a) the identification and protection of existing trees and shrubs not directly affected by the building works and which are to be retained (in accordance with the tree protection condition)  
(b) screen planting between the vehicular access and ground floor flats  
(c) areas of hard landscape works and proposed materials utilising SUDs  
(d) details of the proposed arrangements for the maintenance of the landscape works.

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.

- (5) Adequate insulation shall be provided to prevent the transmission of noise and vibration between walls and floors of units in separate occupation, the details of which shall be submitted to the Local Planning Authority for approval. The insulation shall be installed prior to the occupation of the units hereby approved.

Reason: To protect the residents and adjoining neighbours from the impacts of noise and vibration.

- (6) Notwithstanding the hereby approved plans, details of the provision of a minimum of 6 secure and covered cycle parking spaces in an appropriate location shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- (7) Details of arrangements for the storage and disposal of refuse and recyclable materials, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site.

Details shall include a review of existing storage capacity, identification of any redundant bin stores and provision of storage for the new units in a suitable location for collection.

The approved arrangements shall be implemented in full prior to first occupation of the development and 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.

- (8) Notwithstanding the plans hereby approved, a tree survey, tree protection plan, arboricultural method statement and construction method statement for the proposed works, specifying the method of tree protection in accordance with BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on site. Works shall not commence on site until the Local Planning Authority has been on site and inspected the required tree protection measures. The approved tree protection measures shall be in place throughout the construction period.

Reasons: To ensure that the existing trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained as an integral feature of the development and locality and kept in good condition.

#### **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 Liz Sullivan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5377