

**Committee Report
Planning Committee on 18 August,
2010**

Item No. 3/04
Case No. 10/1362

RECEIVED: 1 June, 2010

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: 1-14 INC, Juniper Close, Wembley, HA9 6NY

PROPOSAL: Erection of a 3-storey terrace comprising 15 x 3-bedroom dwellinghouses with associated landscaping, car parking and infrastructure

APPLICANT: Quintain Estates and Development PLC

CONTACT: Signet Planning Ltd.

PLAN NO'S:
see Condition 2

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
- 100% affordable housing
- A contribution of £2,400 per bedroom (£108,000 total) due on material start and, index linked from the date of committee for Education, Sustainable Transportation, Open Space & Sports in the local area.
- An additional contribution of up to £20,000 towards the provision of Open Space & Sports in the local area.
- Adherence to the approved 'Sustainability Implementation Strategy' including the achievement of Code for Sustainable Homes Level 4, compliance with the agreed Brent Sustainability Checklist measures and provision of 20% of energy demand through onsite renewable sources.
- On completion, independent evidence (through a Post-Construction Review by an accredited Code for Sustainable Homes assessor) shall be submitted on the scheme as built, to verify the implementation of these Sustainability measures on site, and the achievement of at least Code for Sustainable Homes Level 4.
- The applicant shall provide evidence that materials reclamation/recycling targets, negotiated using the Demolition Protocol (where relevant), have been implemented.
- If the evidence of the above reviews shows that any of these Sustainability measures have not

been implemented within the development, then the following will accordingly be required

- 1) the submission and approval in writing by the Local Planning Authority of measures to remedy the omission; or, if this is not feasible,
 - 2) the submission and approval in writing by the Local Planning Authority of acceptable compensatory measures on site; or otherwise pay to the Council a sum equivalent to the cost of the omitted measures to be agreed by the Local Planning Authority, to be used by the Council to secure Sustainability measures on other sites in the Borough
- Join and adhere to the Considerate Contractors scheme.
 - 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 within the Statutory Application (13 week) timeframe.

EXISTING

The application site comprises Juniper Close, a short cul-de-sac located between the rear gardens of 9 to 37 Oakington Manor Drive and Wembley Stadium Station. Juniper Close consists of small low rise blocks of flats containing in total 14 flats all of which have been vacant for a number of years and are now boarded up. The entrance from Oakington Manor in to Juniper Close has been gated.

PROPOSAL

The application proposes a three-storey terrace of fifteen, three bedroom dwellinghouses. The terrace runs from east to west fronting the existing access road known as Juniper Close. Amenity space is provided in the form of roof terraces at the second floor level. Parking is provided through the provision of 9 parallel parking bays running along the southern boundary of the site which are interspersed with tree planting. In addition property has a traditional front garden layout with a timber refuse and cycle store on the front boundary. The two end units have forecourt parking bringing the total amount of on-site parking to 11 spaces. The scheme offers 100% affordable housing for social rented tenants.

HISTORY

The existing housing in Juniper Close was erected in the 1980s.

- 18.06.09 Planning application for the demolition of all buildings along Juniper Close and the erection of three 4- and 5-storey residential blocks and one 5- and 22-storey mixed-use tower with basement and ground-floor parking, comprising 112 flats, and a mix of commercial, retail, leisure uses withdrawn (Ref 09/0767).
- This application also incorporated the vacant triangular plot of land adjacent to White Horse Bridge. This land doesn't form part of the current application. Although withdrawn on the day of the planning committee the application was presented to the Planning Committee who supported the officer's recommendation to refuse and endorsed the reasons set out in the report.
- 28.03.07 Planning permission granted for the installation of a public toilet adjacent to the approach to White Horse Bridge.(Ref: 07/0641) Not implemented.
- 12.11.04 Outline planning permission granted for the demolition of 326-342 High Road, Nos. 1-19 Wembley Hill Road, Network House 10-12 Neeld Parade, AIB Bank 14 Neeld Parade

and The Red House 34A Wembley Hill Road, and the erection of a comprehensive mixed-use redevelopment to provide: Business and Employment uses up to 21,747m² (Class B1); Retail and Food and Drink up to 7,475m² (Class A1, A2 & A3); Residential apartments up to 43,160m² (Class C3); Community cultural and leisure facilities up to 12,961m² (Class D1 & D2); together with new means of access and circulation, new station facilities at Wembley Stadium Station, new pedestrian crossing at Wembley Hill Road, re-configuration of Wembley Triangle junction, car-parking, public square and open space, landscaping and other supporting works facilities and erection of a new bridge and platform access for which all matters are reserved, except for the bridge and the siting and means of access for the public square and approaches to the bridge. (Ref: 04/0379). Partly implemented with the creation of the Station Square to the north of the railway and the erection of White Horse Bridge.

POLICY CONSIDERATIONS

Mayor of London

The London Plan Consolidated with Alterations since 2004

Mayor of London Supplementary Planning Guidance

- Sustainable Design and Construction (May 2006)
- Planning for Equality and Diversity in London (October 2007)
- Accessible London: Achieving an Inclusive Environment (April 2004)

Providing for Children and Young People's Play and Informal Recreation (March 2008)

Brent Unitary Development Plan 2004

STR3 - In the interests of achieving sustainable development (including protecting greenfield sites), development of previously developed urban land will be maximised (including from conversions and changes of use).

STR5 - A pattern of development which reduces the need to travel, especially by car, will be achieved.

STR9 - The Council will ensure that development proposals do not conflict with the role of GLA Roads and London Distributor Road whilst discouraging through traffic on local roads.

STR11 - The quality and character of the Borough's built and natural environment will be protected and enhanced.

STR12 - Planning decisions should protect public health and safety and in particular, support the achievements of targets within the National Air Quality Strategy.

STR13 - Environmentally sensitive forms of development will be sought.

STR14 - New development to make a positive contribution to improving the quality of the urban environment in Brent

STR15 - Major development should enhance the public realm.

BE2 - Townscape: Local Context & Character

BE3 - Urban Structure: Space & Movement

BE4 - Access for disabled people

BE5 - Urban clarity and safety

BE6 - Public Realm: Landscape design

BE7 - Public Realm: Streetscene

BE8 - Lighting and light pollution

BE9 - Architectural Quality

BE12 - Sustainable design principles

BE13 - Areas of Low Townscape Quality

EP2 - Noise and Vibration

EP3 - Local air quality management

EP4 - Potentially polluting development
EP6 - Contaminated land
EP10 - Protection of Surface Water
EP12 - Flood protection
EP15 - Infrastructure
H12 - Residential Quality – Layout Considerations
H13 - Residential Density
H14 - Minimum Residential Density
H15 - Backland Development
TRN1 - Transport assessment
TRN3 - Environmental Impact of Traffic
TRN4 - Measures to make transport impact acceptable
TRN10 - Walkable environments
TRN11 - The London Cycle Network
TRN12 - Road safety and traffic management
TRN13 - Traffic calming
TRN14 - Highway design
TRN23 - Parking Standards – residential developments
TRN24 - On-Street Parking
TRN35 - Transport access for disabled people & others with mobility difficulties
PS14 - Residential Parking Standards
PS15 - Parking for disabled people
PS16 - Cycle parking standards

Local Development Framework - Core Strategy 2010

CP1 - Spatial Development
CP2 - Population and Housing Growth
CP5 - Placemaking
CP6 - Design & Density in Place Shaping
CP7 - Wembley Growth Area
CP17 - Protecting and Enhancing the Suburban Character of Brent
CP21 - A Balanced Housing Stock

Brent Council Supplementary Planning Guidance and Documents

SPG12 - Access for disabled people
SPG17 - Design Guide for New Development
SPG19 - Sustainable design, construction and pollution control
SPD - Section 106 Planning Obligations

Planning Policy Guidance and Statements

PPG13- Transportation
PPS1- Delivering Sustainable Development
PPS1 - Supplement: Planning and Climate Change
PPS22 - Renewable energy
PPG24 - Planning and Noise

SUSTAINABILITY ASSESSMENT

The applicant has submitted a TP6 Sustainability Checklist which they have scored at 56% (Very Positive). Your officers have scored the TP6 at 53% and the submitted checklist is considered acceptable.

The application is also accompanied by an Energy Statement which sets out how the proposal will be in accordance with the Mayor of London's "be lean", "be clean", "be green" energy hierarchy which looks to reduce the carbon demand buildings through passive measures (e.g. insulation), Combined Heat and Power (where feasible) and on-site renewable (e.g. PV panels, biomass boilers etc).

This statement sets out the u-values associated with the "be lean" measures and confirms that the proposal will achieve significant reductions from the Building Regulations minimums. The CO2 reduction associated with these u-values is demonstrated within the report.

The feasibility of Combined Heat and Power (CHP) has not been discussed within the report. However, your officers consider that the size and nature of the scheme is such that CHP would not be feasible and it is unlikely that a district wide scheme will be implemented in the locality within the short to medium term future.

The report considers a number of on-site renewable technologies and proposes the use of PV (solar) panels. A number of technologies are excluded due to size and layout constraints. However, such matters can be resolved if taken into account within the early stages of the scheme design. Nevertheless, the proposed technology (PV) is considered to be acceptable and appropriate and is very commonly used for developments of this size and nature. Further information has been requested from the applicants to clarify that the proposed technology will off-set a minimum of 20 % of the carbon dioxide associated with the future occupation of the units in accordance with the London Plan and the receipt of this information will be confirmed in the Supplementary Report.

Sustainability Summary

The submitted TP6 Sustainability Checklist is considered acceptable and some additional information regarding the implementation of these measures will be submitted prior to Committee. The measures and technologies set out in the Energy Statement are considered acceptable. However, further information has been requested to clarify that the proposals will meet the Mayor's target for on-site renewables

CONSULTATION

Standard three week consultation period carried out between 25 June 2010 and 16 July 2010 in which 53 properties and ward councillors were notified. In addition site notices were posted around the site and a notice was advertised within the press.

82 objections have been received regarding the proposal although 8 of these do not provide specific addresses.

The following concerns are raised:

- Proposal is not in-keeping and would adversely affect the character of the area due to size, design and siting
- Loss of light to properties in Oakington Manor Drive and increase in unnatural lighting within these properties
- Loss of privacy to Oakington Manor Drive properties and gardens and increased noise and light pollution from new dwellings
- Increase in traffic and noise disturbance in addition to noise from the railway
- Increase in noise disturbance from close proximity of dwellings to dwellings in Oakington Manor Drive
- Increased level of crime as development will make properties in Oakington Manor Drive more accessible

- Impact on parking and traffic from visitors to these properties including overspill and unsafe parking
- Impact on environment from additional noise, traffic, fumes etc.
- Overdevelopment of the site
- Concerns regarding traffic calming measures to ensure safe use of Juniper Close for pedestrians
- Capacity of public sewer is a concern from additional units which have received periodic blockages
- Existing right of way for Kingdom Hall should be maintained
- Application for development is unwarranted as Juniper Close does not fall within the area of regeneration
- Objection raised to implications of providing social rented housing
- Objection raised to three storey building with roof terrace which makes this a four storey development and would overlook properties in Oakington Manor Drive (*Officer's Note: Roof terraces are provided on the second floor, not on the roof of the building*)
- Negative impact on property values and saleability of properties in Oakington Manor Drive
- Increase in vehicular congestion
- Concerns regarding the future of the land by Kingdom Hall previously included in the site. (*Officer's Note: There are no current applications relating to the development of this site. Any proposal would be considered on its own merits should a further submission be received*)
- Concern regarding the extent of land owned by the developer within the area. Objectors feel land should be returned to a nature reserve/woodland. This would help to reduce noise for existing residents (*Officer's Note: The amount of land owned by a developer is not a material planning consideration. The principle of the redevelopment of the site for residential use will be discussed within the remarks section of this report.*)
- Site is not situated within the Wembley Regeneration Area therefore this application is a clear conflict of interest
- Concerns that the perceived housing need is false within the area and for social housing within the Tokyngton Area
- Concerns regarding impact on healthcare provision
- Concerns regarding impact on the environment (*Officer's Note: Matters relating to environment policies are covered within the Sustainability section of this report*)
- Concerns regarding location of amenity space in front of properties rather than to the rear
- Concerns raised regarding a lack of consultation during the sale of the land to Quintain (*Officer's Note: Land acquisition is a private matter between land owners and cannot be controlled by the Local Planning Authority*)
- Concerns regarding the economic gain by the developers relative to the potential rise in council tax which may arise from the development
- Objection to situation of composting areas close to gardens of properties fronting Oakington Manor Drive
- Developers should provide a scale model of the scheme to ensure development will not negatively impact Oakington Manor Drive properties (*Officer's Note: Satisfactory information has been submitted in order to assess the proposal*)
- Concerns regarding the quality of family accommodation close to the railway line
- Loss of trees and landscaping features is unacceptable
- Concern that council has lifted preservation area of Tokyngton Area in order to facilitate stadium regeneration. This should be reinstated in order to protect the area from increased density, over population and the eroding of the character of the area

Internal Consultees

Noise and Vibration - Construction Method Statement and Noise Survey are satisfactory subject to post completion testing.

Contaminated Land - Site investigation report is satisfactory. Condition recommended regarding Soil Quality Verification Report to be submitted following landscaping of the site.

Landscaping - Concerns raised regarding trees, ecology, amenity space, play space and boundary treatments. Revisions are pending to address these issues following discussions with officers and will be reported within the supplementary report.

Transportation - No objection subject to S106 provision and satisfactory treatment of shared surface.

REMARKS

Principle of development

The site is situated within the Wembley Growth Area which is defined with the Local Development Framework Core Strategy adopted in July 2010. Policy CP7 of this document outlines the plans for the regeneration of this area which includes 11,500 new homes. As such the principle of the redevelopment of the existing derelict housing site, for new residential development is accepted within planning policy subject to a satisfactory form of development being proposed.

Your officers therefore do not consider objections relating to the development of a site outside of the Wembley Regeneration Area to be a concern in terms of determining planning applications in accordance with the development plan. Concerns raised regarding the lack of housing need within the area are noted however housing targets are established within the London Plan through the use of an evidential approach which monitors housing supply within the borough.

Design Approach

The existing site contains a series of redundant buildings formerly within residential use. The condition of the site is now poor and has become a problem within the area in terms of anti-social behaviour. As such the redevelopment of the site is welcomed by officers. The residential terrace proposed adopts a contemporary design approach whilst utilising a well-established housing form to create a more traditional street environment. Due to the constraints of the site, the proposed dwellings are situated close to the northern boundary of the site. This maximises the southerly aspect for future occupants with south facing private terraces for each dwelling looking out onto the public realm.

Parking is provided in the form of parallel bays (with the exception of two wheelchair housing units), interspersed with tree planting along the southern boundary of the site and communal composting facilities. The design and treatment of Juniper Close creates a shared surface with elements which regulate the speed of vehicular movement in a way which would allow safe pedestrian movement and a degree of informal playspace which benefits from natural surveillance.

Siting, scale and density

The site is located to the rear of suburban housing which fronts Oakington Manor Drive (situated to the south of the site). The scale and density of development in relation to these buildings should therefore reflect this suburban character. The proposal is considered to respect the prevailing character of the area through the provision of a three storey, flat roofed terrace which would be subordinate to the frontage development.

An assessment of the scheme in relation to neighbouring properties has been made to ensure SPG17 standards are met. The scale of the building complies with the 30 degree line and the 45 degree line set out within SPG17. These tests seek to ensure a satisfactory scale in order to

prevent any significant overbearing impact. As the proposed development does not breach these lines, the proposal is not considered to have an unduly detrimental impact on neighbouring residential amenity in terms of loss of light, overbearing and overshadowing impact.

Concerns are raised by objectors regarding the siting of the building close to the northern boundary of the site and the provision of private amenity spaces in front of the building rather to the rear. Whilst it is noted that the traditional pattern of development is in the form of dwellinghouses with short front gardens and long rear gardens, the private terraces maintain a distance of 10m from the southern boundary of the site and at least 20m from the rear windows of properties fronting Oakington Manor Drive. These distances comply with SPG17 guidelines which seek to ensure adequate privacy for neighbouring properties and gardens and ample distances in order to avoid any significant noise or light pollution issues for the existing neighbouring properties. As such the siting of the building is not considered to raise any significant concerns.

The residential density of the proposed scheme has been calculated to be 295HR/Ha or 68 units per hectare. The London Plan indicates the site to fall within the density range of 200-450HR/ha appropriate for a site within an urban context with a good PTAL rating of 4. The density proposed therefore sits comfortably within the prescribed density range.

Your officers accordingly consider the scale and massing of the building and its siting and design to respect the amenities of neighbouring properties and be in-keeping with the character of the area.

Quality of Accommodation

Unit Size: All units within the development significantly exceed the minimum size guidelines advocated by SPG17. The development complies with lifetime homes standards and wheelchair accessible units are provided on the ground floor of the scheme.

Light and outlook: The main outlook for the units is onto the public realm to the south. Amendments are being sought to ensure that any north facing windows either serve non-habitable accommodation such as bathrooms or are secondary windows in dual-aspect rooms with the southerly aspect being maximised thus alleviating officers concerns regarding the poor northerly aspect which looks on to the railway. In addition amendments have been requested to the fenestration to ensure the southerly aspect is maximised. The units are a minimum of 10m from the southern boundary of the site. As such this aspect would comply with SPG17 standards and offer sufficient outlook in order to compensate for the poor northerly aspect. Confirmation that the amendments requested are adequate will be reported within the supplementary report to ensure that all new units are considered to be afforded ample light and outlook.

Privacy: The main consideration regarding privacy for future occupants is to ensure a degree of separation from the railway platform which ensures no direct view into the units from this land. Sections have been provided which shows the ground level of the site to be at a raised level in comparison with the railway platform preventing a direct view into the new dwellings from the platform and ensuring adequate privacy is provided for future occupants.

Sensitive habitable room windows at the ground floor are afforded privacy from the street through front gardens with front boundaries clearly marked by timber structures for cycle storage and refuse and recycling storage which provide a sense of enclosure. Clarification regarding the height of these structures is being sought to ensure that these structures do not erode the quality of outlook from the southerly aspect. Confirmation that a suitable solution for refuse and cycle storage provision will be reported within the supplementary report. Subject to suitable amendments being agreed your officers consider the standard of accommodation provided to be satisfactory in terms of light, outlook and privacy.

Noise and Vibration: Concerns are raised by objectors regarding the quality of accommodation provided in this location due to the close proximity to the railway line. PPG24 is a material consideration for developments in noise-sensitive locations. A noise survey has been undertaken which has established that the site falls within Noise Exposure Category B. In such areas, noise should be taken into account when determining planning applications and conditions should be imposed to ensure an adequate level of protection against noise. The information provided to Environmental Health has indicated that sufficient measures are proposed to mitigate the impact of noise. This includes a mechanical ventilation system rather than the need for opening windows. As such the applicants have demonstrated compliance with this material planning consideration subject to testing of noise levels post completion. An appropriate condition is recommended to secure the completion of these tests prior to occupation of the units.

External amenity space: External amenity space provision is provided in the form of a roof terrace which is around 24sqm in area. SPG17 requires 50sqm of amenity space per family dwellinghouse and it is noted that only half of the required standard is met through private amenity space provision. The access road and turning head is proposed as a shared surface. Given that the road is a short cul-de sac that is likely to experience relatively low levels of vehicle usage and that vehicle speeds will be slow it is considered that the shared surface will provide a useful amenity space. Furthermore an additional £20,000 has been offered on top of the standard s106 contribution to assist in enhancing existing public amenity spaces in the local area.

Cycle storage: Cycle storage is provided through the provision of bespoke timber storage facilities which meet council standards.

Refuse storage: Refuse storage is provided which meets the council's adopted standards. These facilities are situated within bespoke timber storage facilities on the front boundary of each dwelling and as such can be easily serviced by refuse vehicles. Confirmation of the appearance and height of these structures is currently being sought to ensure a traditional appearance is achieved. Details of this will be reported within the supplementary report.

Landscaping

The landscaping details submitted have raised concerns regarding the impact of the development on trees within neighbouring gardens. The applicants are currently undertaking a tree survey and arboricultural method statement to address these concerns. Confirmation that satisfactory information has been received will be reported within a supplementary report to the committee.

Concerns have also been raised by Landscape Design officers about the absence of an ecological survey which is a requirement for sites situated within wildlife corridors. As the existing site is largely occupied by existing vacant residential buildings together with associated amenity space, road infrastructure and parking, the impact on the wildlife corridor is considered minimal for this site. As this application does not include the more sensitive area to the east of the site, it has not been considered necessary to insist on the submission of an ecological survey.

Amended plans are also pending which maximise landscaping opportunities within the site in order to provide a good setting for the new dwellings. Details that these plans have been received will be reported within the supplementary report.

Objections regarding the location of communal composting facilities adjacent to the rear of gardens belonging to Oakington Manor Drive are noted however the location of these facilities is not considered to raise significant concerns due to the long garden depth afforded to properties fronting Oakington Manor Drive.

Parking and Servicing

Parking is provided for the new dwellings in the form of 9 parallel parking bays which do not exceed maximum parking standards. In addition forecourt parking bays are provided for the two wheelchair units proposed. The maximum parking standard for the site would allow for 24 parking spaces however the UDP also considers a 50% reduction for affordable housing to be appropriate. The scheme proposes 11 parking spaces which is close to achieving this reduced requirement and as such, parking provision for the site is considered to comply with policy.

The applicants have agreed to include within the S106 agreement, the removal of rights for residents to apply for parking permits for the controlled parking zone on Oakington Manor Drive in order to prevent problems with overspill parking within the vicinity of the site. This is considered an acceptable approach in an area with good access to public transport (rail links and local bus routes) and is considered to limit the impact on existing parking pressures and pedestrian safety within the area.

The vehicular access to the site is established and has previously been in use for residential purposes. The proposal is not considered to result in a significant intensification in terms of the use of this access and as such the objectors concerns regarding noise and disturbance cannot be supported by officers.

The turning head provided at the eastern end of the site is considered to be suitable in size to accommodate refuse and emergency vehicles. As such the proposal is not considered to raise any significant issues in terms of parking and servicing requirements.

A lighting scheme has been provided and is currently being assessed. Details that satisfactory details have been received to prevent the need for a condition will be reported within the supplementary report.

Impact on crime

The objectors concerns regarding increased crime are noted however your officers do not consider the new residential development to provide new opportunities for crime within the area. The scheme has been considered by the Secured By Design officers within the Metropolitan Police who have also raised no objection to the scheme on these grounds as the scheme allows natural surveillance of Juniper Close and the rear boundaries belonging to Oakington Manor Drive.

Other issues

Comments regarding the impact of the development on land values and saleability of properties are noted however this cannot be considered as a potential impact in the planning process. The matters regarding pressure on the existing sewer are also noted however no objection has been received from Thames Water thus this issue is not considered to raise significant officer concerns. The matter regarding the right of way for Kingdom Hall raised as a concern within their objection is a civil matter and the Local Planning Authority does not have the power to intervene in such matters. The applicants have advised that they have however approached the relevant parties to discuss this issue directly however this would not affect the determination of the application.

The economic concerns regarding the development potentially resulting in a rise in council tax are noted however your officers are not aware that the development would have any impact on future levels of council tax as such decisions are undertaken by elected members.

Concerns are also raised regarding the redesignation of the area as a 'protected' area. Your officers believe this matter to relate to parts of Tokynton previously being designated as a

conservation area however the decision to vary this previous designation was undertaken during a review of conservation areas. Current development plan policies do protect the suburban character of Brent however, as previously discussed within this report the principle of the redevelopment of this site is considered acceptable.

Concerns are raised regarding the impact of the development on healthcare provision within the area. Provision for a new primary care poly-clinic has been provided within Quadrant Court situated on Empire Way however this has not yet been occupied by the PCT due to lack of demand within the area. Your officers therefore do not consider the new units to raise significant concerns regarding increased pressure on healthcare provision within the area.

Finally concerns regarding the implications of providing social rented housing within this location are noted. However housing policies seek to secure a mixed and balanced community and consider the existing area to contain a low proportion of social rented accommodation.

Conclusion

Your officers consider that the proposal will maintain the amenities of surrounding residents and provide a satisfactory standard of accommodation subject to the amendments which have been agreed with the applicants. The receipt of appropriately amended plans will however be confirmed within the supplementary report. The proposed development is considered to be an appropriate density within this context and acceptable in terms of scale and design maintaining the general character of the area. The success of the scheme will be largely dependent on the quality of materials which have been supplied at the time of the application submission, the use of the agreed materials can be secured by condition to ensure a good quality finish is achieved. As such it is recommended that the scheme be approved, subject to conditions.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004
Local Development Framework Core Strategy adopted 2010
Central Government Guidance
Council's Supplementary Planning Guidance

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

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Housing: in terms of protecting residential amenities and guiding new development
Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

- (1) Notwithstanding any details of landscape works referred to in the submitted

application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the scheme. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-

- (a) the identification and protection of existing trees and shrubs not directly affected by the building works and which are to be retained;
- (b) proposed walls and fences indicating materials and heights;
- (c) screen planting along the southern boundary;
- (d) adequate physical separation, such as protective walls and fencing between landscaped and paved areas;
- (e) areas of hard landscape works and proposed materials;
- (f) details of the proposed arrangements for the maintenance of the landscape works.

Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and ensure that it enhances the visual amenity of the area.

- (2) 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.

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

1023(PL)001 Rev C OS Location Plan
1023(PL)100 Rev C Proposed Ground Floor Plan
1023(PL)101 Rev B Proposed First Floor Plan
1023(PL)102 Rev B Proposed Second Floor Plan
1023(PL)103 Rev B Proposed Roof Plan
1023(DE)110 Rev B Proposed House Type A Floor Plans
1023(PL)111 Rev A Proposed House Type B Floor Plans
1023(PL)200 Rev B Proposed Elevations
1023(PL)201 Rev B Proposed Context Elevations
L253-P-01 Landscape Masterplan
ITB5185-GA-013 Rev A Highways Plan
ITB5185-GA-014 Rev A Swept Path Analysis of Refuse Vehicle
ITB5185-GA-015 Rev A Swept Path Analysis of Fire Appliance
38469_JUN/200/1 Topographical Survey
38469_JUN/200/2 Topographical Survey

1023(PL)400 Materials Schedule

And the following supporting documents:

Design and Access Statement dated 28/05/2010
Planning Statement dated 28/05/2010
Noise & Vibration Assessment May 2010
Geo-environmental & Geotechnical Desktop Study May 2010
Renewable Energy Strategy
Transport Statement dated 25/08/2010

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

- (4) The areas approved by the Local Planning Authority for car parking, loading, unloading and parking of service vehicles; vehicle turning space; and parking and access provision for disabled persons shall be used only for those purposes.

Reasons: To ensure that these areas are permanently retained for these uses in compliance with the Council's parking and servicing standards, in the interests of the general amenities of the locality and in the interests of the free flow of traffic and conditions of highway safety within the site and on the neighbouring highways.

- (5) Shared surface areas not identified for the parking of vehicles in the approved plan shall be kept clear of parked vehicles at all times, apart from short term parking by refuse, emergency and occasional delivery vehicles. The shared surface indicated on the approved plans shall be retained for the maneuvering of vehicle and as amenity space for residents of the development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highways and to maintain specified servicing area.

- (6) 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 approved dwellinghouses, unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason:

In view of the restricted size of the site for the proposed development no further enlargement or increase in [§] beyond the limits set by this permission should be allowed without the matter being first considered by the Local Planning Authority.

- (7) The units hereby approved shall not be occupied unless details of the levels of noise and vibration in each of the units' living-rooms and bedrooms (post-completion of the building works) have been submitted to and approved in writing by the Local Planning Authority in the form of an acoustic report demonstrating that "reasonable" resting levels of noise attenuation have been achieved in accordance with standards set out within BS6472:1992 *"Evaluation of human exposure to vibration in buildings"*.

If "reasonable" noise levels have not been achieved, the report will detail what additional measures will be undertaken to ensure that they are achieved. These

additional measures shall be implemented prior to the occupation of the building in accordance with the details so approved.

Reason: To ensure satisfactory noise levels for the future occupants of the building.

- (8) Prior to the occupation of the units hereby approved and following the landscaping of garden areas, a Soil Quality Verification Report shall be submitted to and approved in writing by the Local Planning Authority verifying that the soil in soft landscaped areas is suitable for use. This must include evidence of the source of any imported soil as well as in-situ soil samples to verify the quality of this soil.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004.

- (9) All work shall be carried out in accordance with the approved materials schedule (Reference 1023(PL)400).

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

INFORMATIVES:

- (1) With regard 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.
- (2) The applicant is advised to contact Network Rail to inform them of their intention to commence works, a minimum of 6 weeks prior to the proposed date of commencement.
- (3) Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.
- (4) Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

REFERENCE DOCUMENTS:

The London Plan Consolidated with Alterations since 2004
Brent's Unitary Development Plan - 2004
Local Development Framework Core Strategy adopted 2010

SPG12 - Access for disabled people

SPG17 - Design Guide for New Development

SPG19 - Sustainable design, construction and pollution control

SPD - Section 106 Planning Obligations

Mayor of London Supplementary Planning Guidance:

- Sustainable Design and Construction (May 2006)
- Planning for Equality and Diversity in London (October 2007)
- Accessible London: Achieving an Inclusive Environment (April 2004)
- Providing for Children and Young People's Play and Informal Recreation (March 2008)

PPG24: Planning and Noise

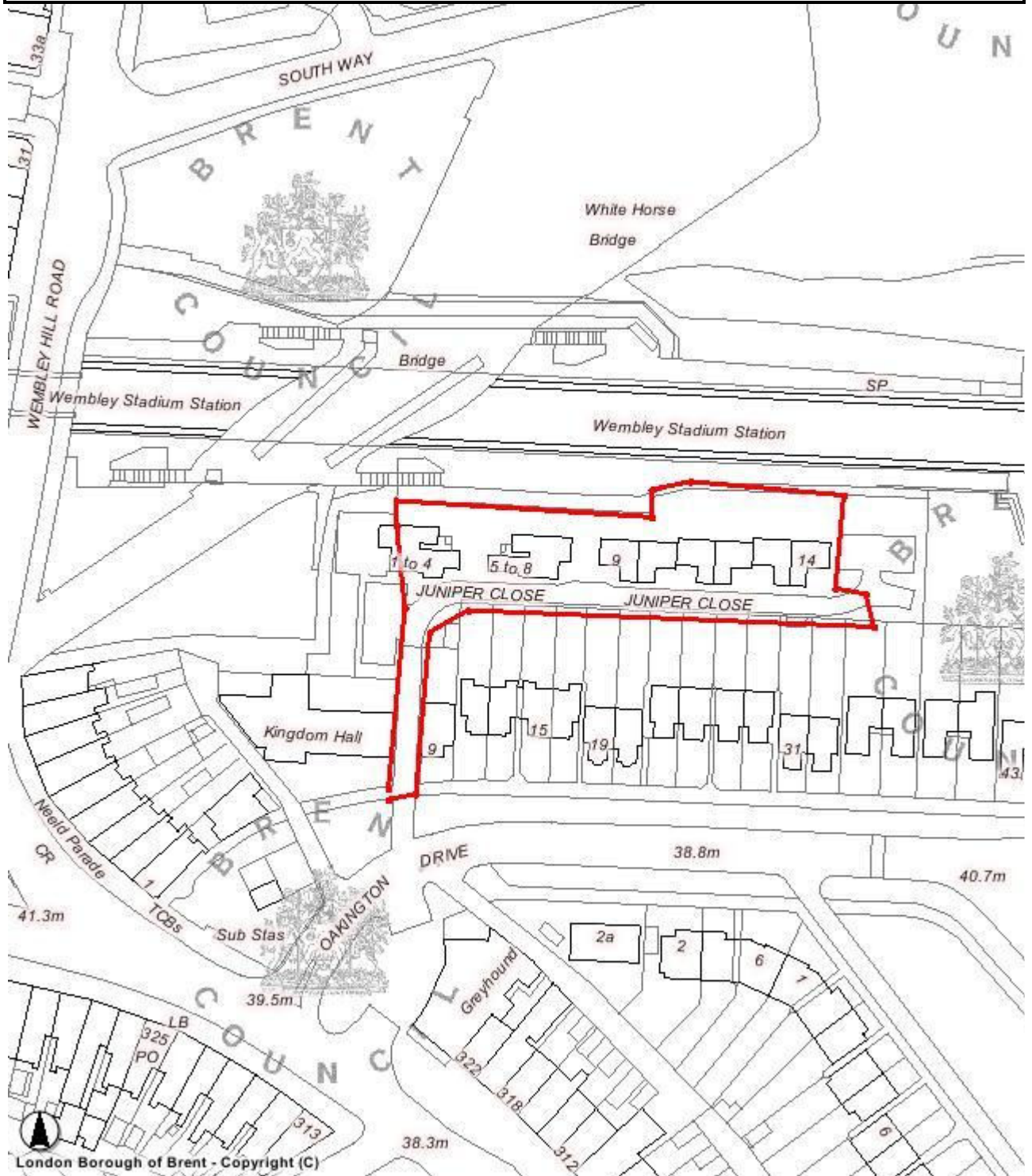
Any person wishing to inspect the above papers should contact Sarah Ashton, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234



Planning Committee Map

Site address: 1-14 INC, Juniper Close, Wembley, HA9 6NY

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