

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

21 April, 2015

14/2803

SITE INFORMATION

RECEIVED: 31 July, 2014

WARD: Willesden Green

PLANNING AREA: Willesden Consultative Forum

LOCATION: Land adjacent to 19 Kings Road, London, NW10 2BL

PROPOSAL: Erection of a detached two storey 3 bed dwellinghouse with basement level, car parking and bin stores to the front, cycle store to the rear, new timber fence and landscaping

APPLICANT: Ms Dimitrova

CONTACT: Platform 5 Architects

PLAN NO'S: See Condition 2

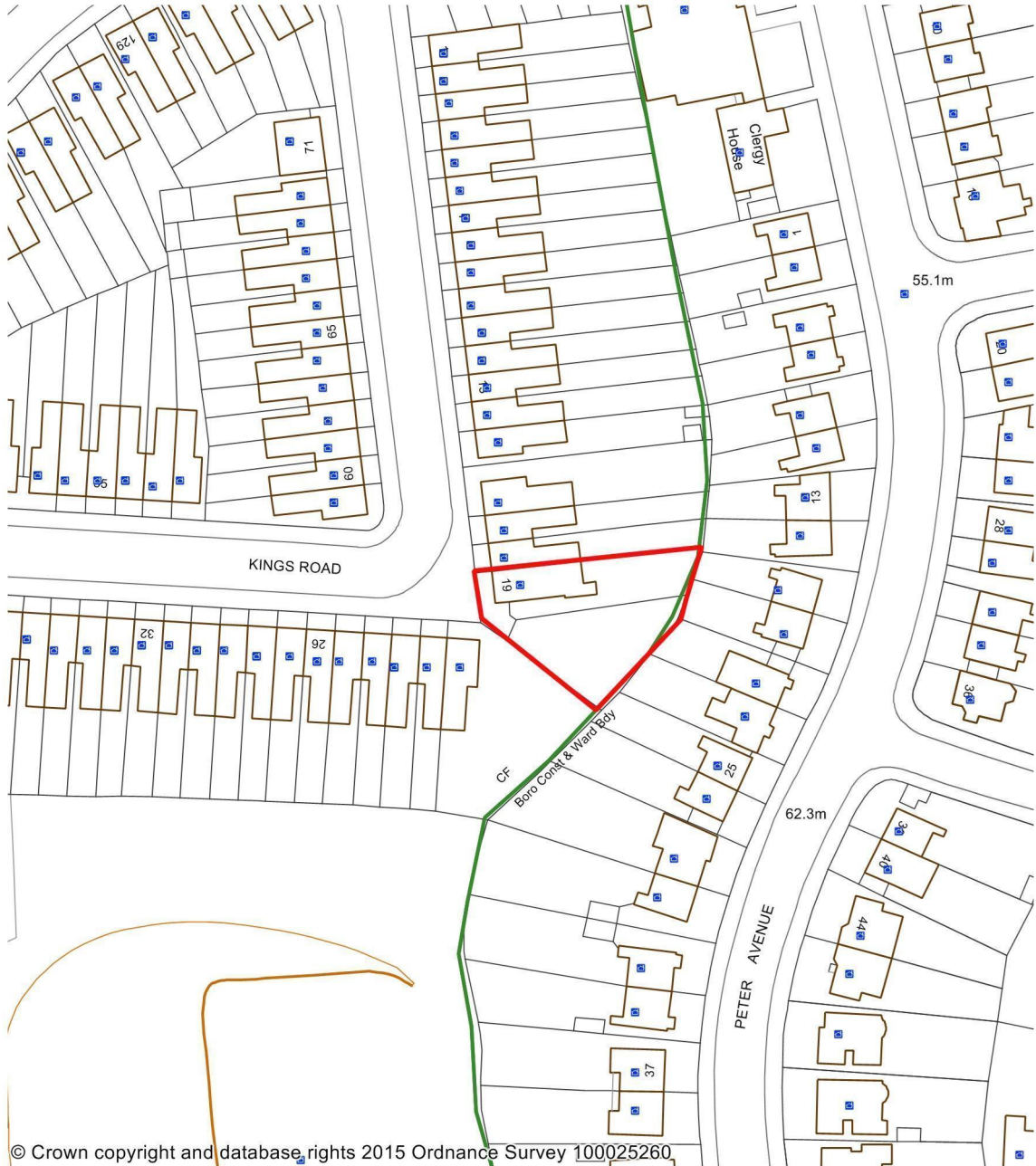
SITE MAP



Planning Committee Map

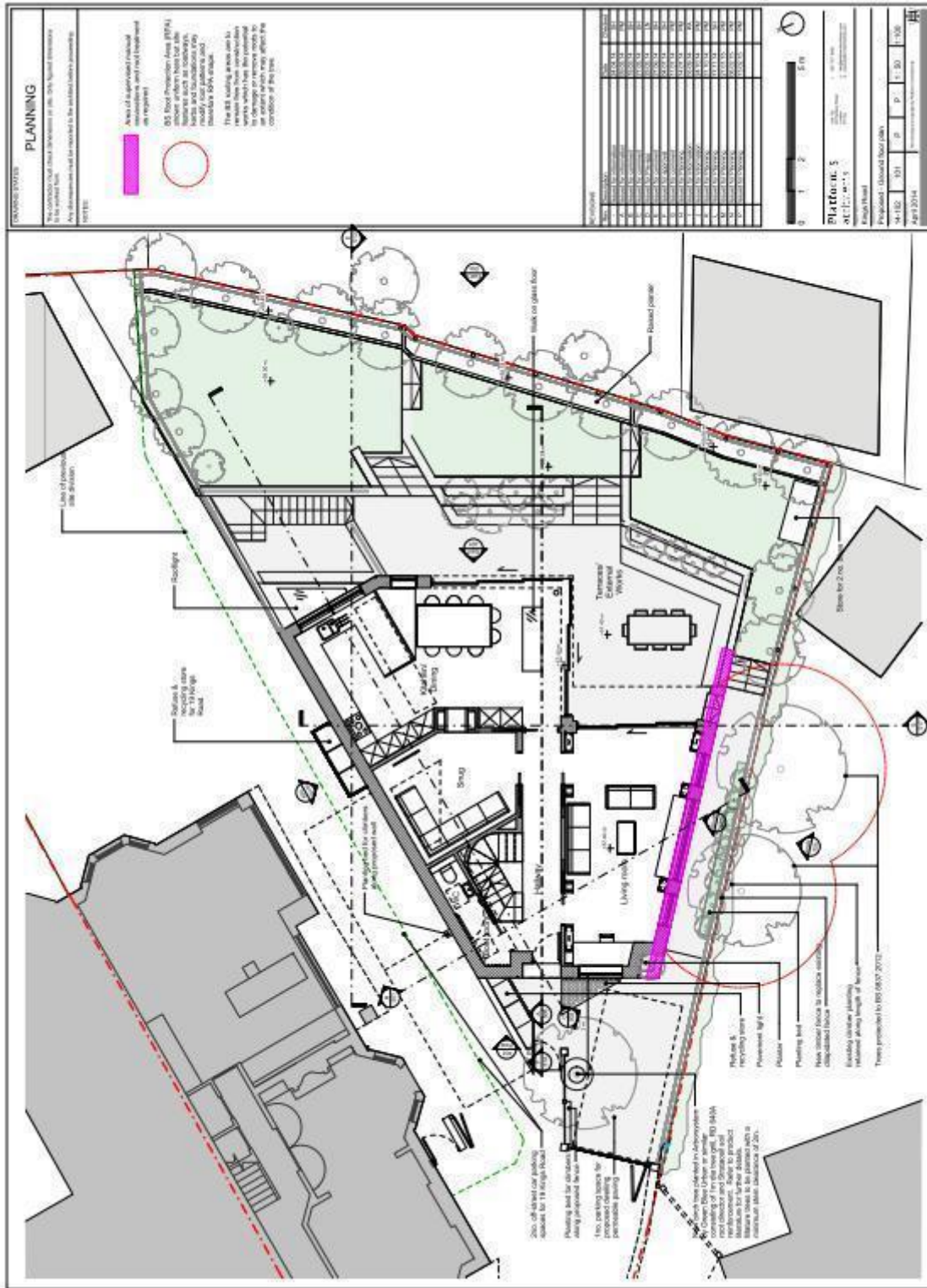
Site address: Land adjacent to 19 Kings Road, London, NW10 2BL

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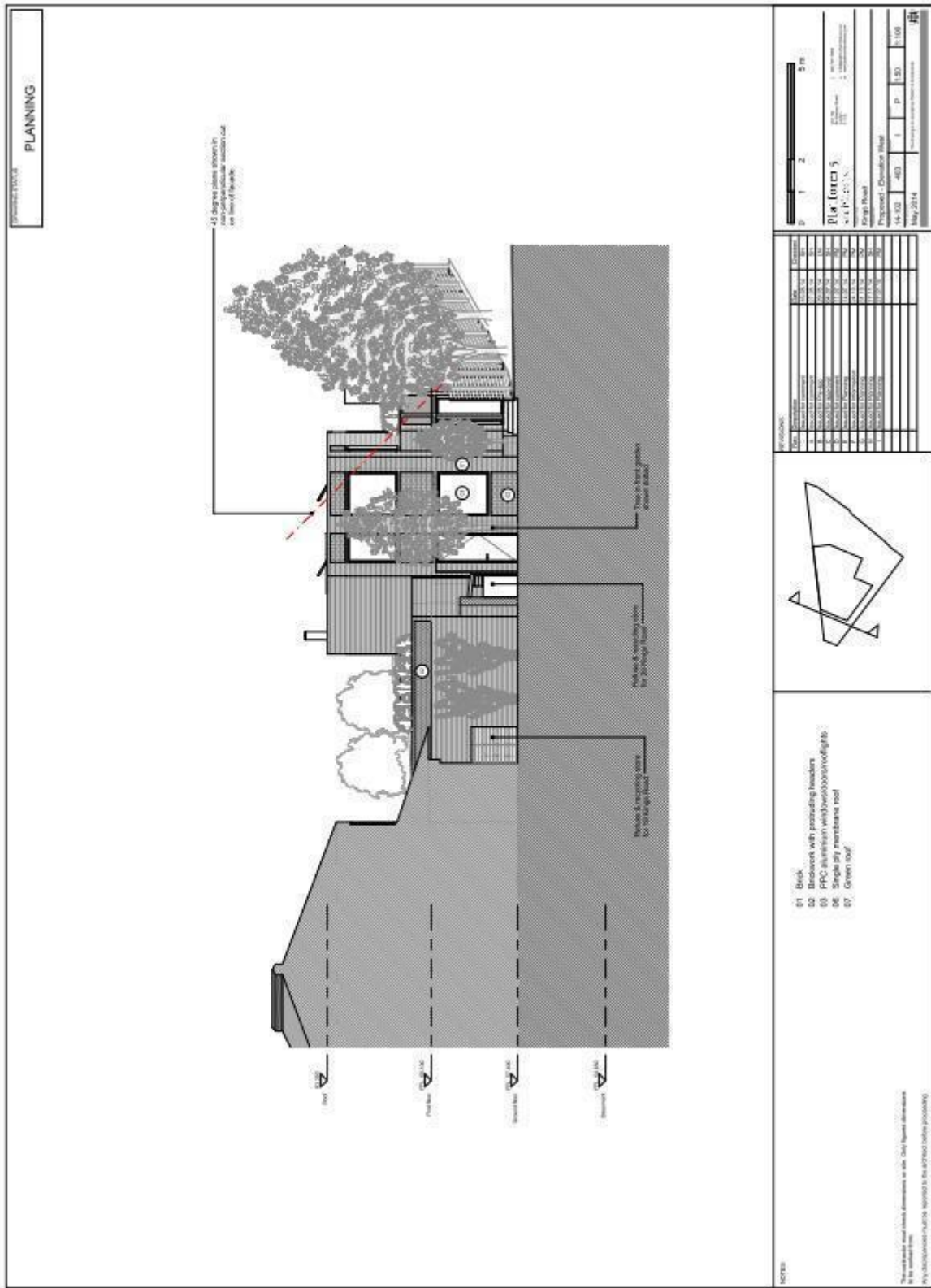


This map is indicative only.

Proposed Ground Floor Plan



Proposed West Elevation



Proposed East Elevation

UNIVERSITY SYSTEMS
PLANNING

0 1 2 3 4 5 6 Ft

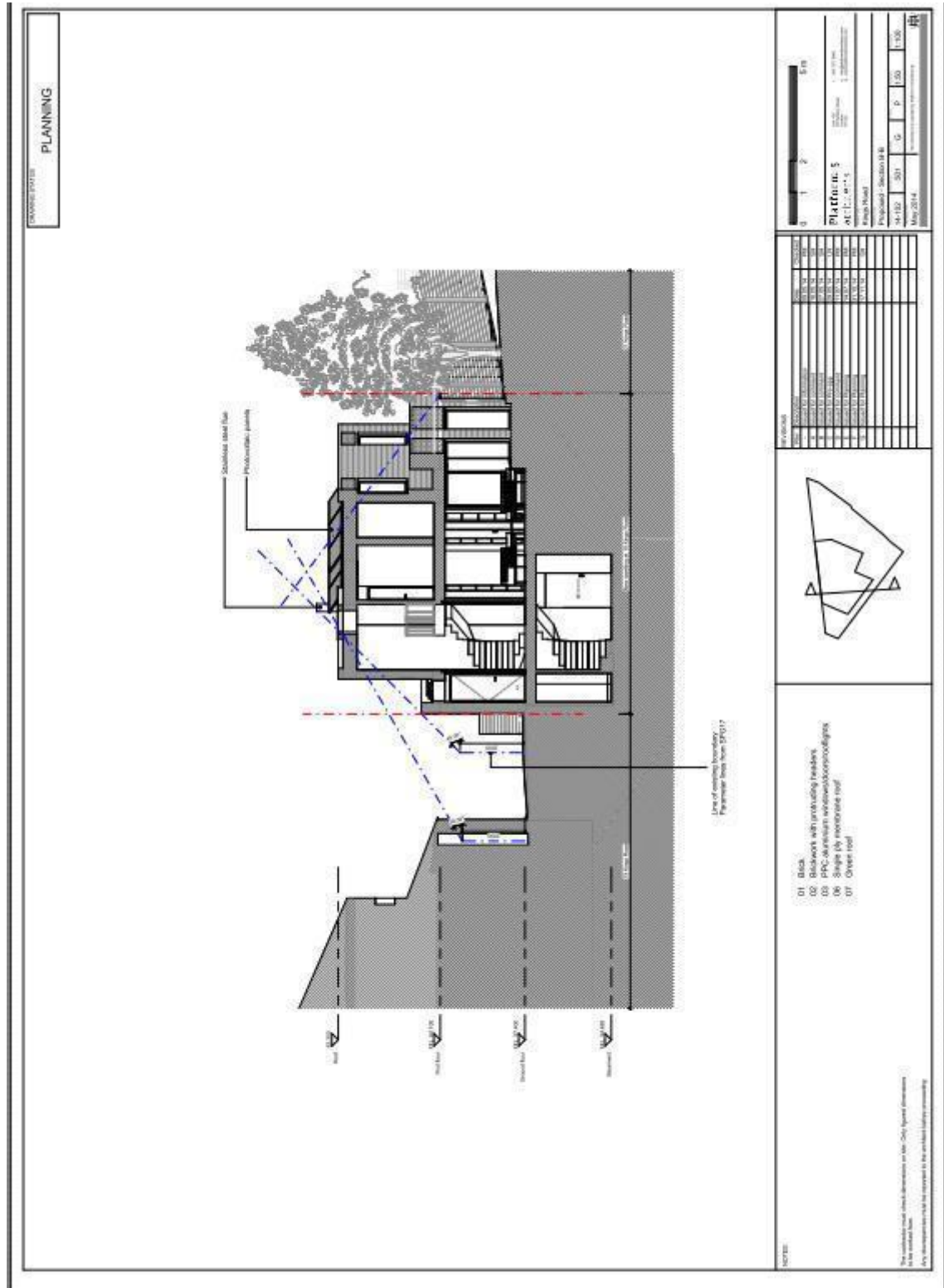
PLANNING 5
DATE: 11/11/14
PROJECT: King Road
PROPOSAL: University East
NO. 102 401 1 P 100 100
May 2014

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	BRICK	1000	SQ YD	1000
2	PVC	500	SQ YD	500
3	GLASS	200	SQ YD	200
4	STEEL	100	SQ YD	100
5	WOOD	50	SQ YD	50
6	CONCRETE	200	SQ YD	200
7	PAINT	100	SQ YD	100
8	LANDSCAPE	100	SQ YD	100
9	ROOFING	50	SQ YD	50
10	MECHANICAL	100	SQ YD	100
11	ELECTRICAL	100	SQ YD	100
12	PLUMBING	100	SQ YD	100
13	INSULATION	100	SQ YD	100
14	FOUNDATION	100	SQ YD	100
15	FOUNDATION	100	SQ YD	100
16	FOUNDATION	100	SQ YD	100
17	FOUNDATION	100	SQ YD	100
18	FOUNDATION	100	SQ YD	100
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50	FOUNDATION	100	SQ YD	100

NOTES:

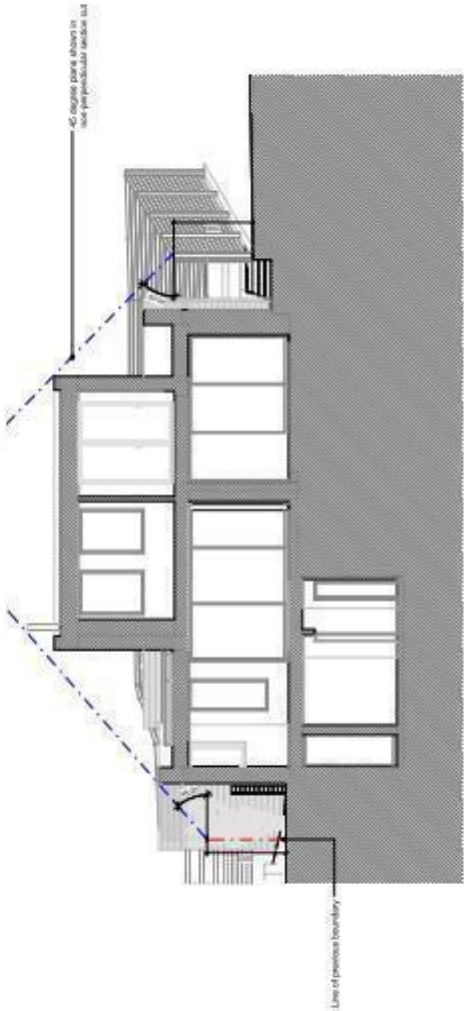
- 01 Brick
- 02 Brickwork with protruding louvers
- 03 PVC membrane windows/doors/roofs
- 04 Single ply membrane roof
- 07 Green roof

The materials used should be approved by the City of Agoura (Agoura Valley) and the local fire department. All dimensions are in feet unless otherwise specified. All dimensions are to be approved by the architect before proceeding.



Section G-G

PLANNING



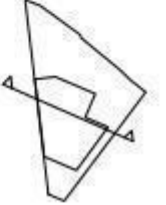
NOTES:

The contractor must submit dimensions on all 10% signed drawings to the building department.

Any discrepancies must be reported to the district code authority.

REVISIONS:

NO.	DATE	DESCRIPTION



Plan, Section G-G

Project No. 1517

Revision: A

October 2018

100

Visuals





RECOMMENDATIONS

Grant planning permission, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Erection of a detached two storey 3 bed dwellinghouse with basement level, car parking and bin stores to the front, cycle store to the rear, new timber fence and landscaping

B) EXISTING

The subject site is currently within the curtilage of the garden of 19 Kings Road. 19 and 21 Kings Road are perpendicular to each other at the corner of Kings Road resulting in splayed sites increasing in width away from the road and creating wide side gardens to each property.

The site is not within a conservation area nor is it a listed building.

C) AMENDMENTS SINCE SUBMISSION

Significant revisions have been made to the proposal in terms of its external appearance and its relationship with neighbours, these include:

- Omission of a first floor pitched roof element on the northern side of the building which would have been visible from the street, this wasn't considered to contribute to a consistent and successful character of building or to sit comfortably in the street scene. The proposal now consists of flat roof and the front elevation is considered to simple and attractive.
- The first floor of the building has been pulled away from the boundaries at both sides improving the relationship with neighbours and the 45 degree line, while the proposal does not fully achieve this the extent to which it exceeds the line will not result in an unacceptable impact on neighbouring amenity.
- The projection of the first floor at the rear of the building has been reduced, ensuring there is a good separation between the windows and the site boundary and over 20m between facing rear elevation windows.

To enhance the softlandscaping contribution of the site and to soften the front elevation a tree has been introduced into the front garden of the proposal.

D) SUMMARY OF KEY ISSUES

Land Use: The application proposes a single dwellinghouse in a residential area which constitutes an appropriate form of development. The scale of the garden is such that it can be accommodated while maintaining the amenities of neighbours.

Design: The proposed design demonstrates a clear contemporary architectural style, it is subservient to neighbouring buildings in its scale and its recessed front building line.

Quality of accommodation: A good sized 3 bed family house is proposed.

Neighbouring amenity: The proposed plans assess the dwellinghouse against SPG17 guidance at the front of the site where it is narrow in width. Neighbouring properties will maintain good levels of light, outlook and privacy.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
dwelling houses	0	0	0	217	217

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Houses)			1							1
PROPOSED (Houses)			1							1

RELEVANT SITE HISTORY

Reference No	Proposal	Decision	Reason
13/2407	Erection of a dwelling in rear garden	Withdrawn	
06/3353	Certificate of Lawfulness for existing use of side return as parking area in connection with and ancillary to the dwellinghouse	Certificate of Lawfulness Granted	
E/01/0009	Change of use to a builders yard	Take no action	The use ended

CONSULTATIONS

Statutory neighbour consultation period (21 days) started on 31/7/15. 14 objections, 5 in support and 3 comments have been received. Following revisions reconsultation letters were sent out and 3 neighbours responded advising that the revised proposal did not overcome concerns.

Objection raised	Response
Impact on outlook from no. 21 Kings Road	see paragraphs 29-33
Overlooking and impact on neighbouring privacy	see paragraphs 32-35
Light pollution	see paragraphs 32-35
SPG17 guidance is exceeded	see paragraphs 26-30
The building is not in keeping with the surrounding area and does not have a positive contribution to the street scene	see paragraphs 13-18 & 21
This is not previously developed land and has never been a car park	see paragraphs 3-6
Car parking will impact on neighbouring amenity	see paragraphs 36
The previous proposal was less intrusive and received less objection	see paragraphs 1-2
The house does not address the need for affordable housing and masses of new housing is proposed around Brent	see paragraph 3
Disruption from building as experienced with renovations of no. 19.	Disruptive or noisy works are controlled by Environmental Health legislation and a condition is recommended that the developer sign up to the considerate constructors scheme.

STATUTORY CONSULTEES

Cllr Shaw - Objection. Impact on neighbouring amenity.

Cllr Lesley Jones - Objection. Design not in keeping with existing character, the description of the site as a former car park is disputed,

Cllr Warren - Comment. To be kept informed.

Cllr Davidson - Comment. Supports decision be made at planning committee.

Brent Transportation

No objection to the proposal.

Confirmation that the proposed front garden parking space and tree would not conflict as the 2.4m width of the parking space includes allowance for opening the doors.

Landscape

A tree survey and arboricultural impact assessment in accordance with BS5837:2012 will be required prior to commencement to protect adjacent trees.

The tree in the front garden will require maintenance to ensure a 2m stem clearance is maintained and that its natural branch spread does not conflict with house.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012 (NPPF)

The NPPF was published on 27 March 2012 and replaced Planning Policy Guidance and Planning Policy Statements with immediate effect. It seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. It includes a presumption in favour of sustainable development in both plan making and decision making. The NPPF is intended to provide a framework within which local people and Councils can produce their own distinctive Local and Neighbourhood Plans. It aims to strengthen local decision making and reinforce the importance of keeping plans up to date.

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. The Core Strategy will also need to be in conformity with both the London Plan and the NPPF. In doing so it has significant weight attached to it.

The development plan for the purpose of S38 (6) The Planning & Compulsory Purchase Act 2004 is the Brent Unitary Development Plan 2004, Core Strategy 2010 and the London Plan 2011.

London Plan (2011)

Brent's Core Strategy (2010)

Policy CP17

Brent's UDP 2004

BE2 - Townscape: Local Context & Character

BE3 - Urban Structure

BE7 - Public Realm: Streetscape

BE9 - Architectural Quality

H12 - Residential Quality - Layout Considerations

TRN23 - Parking Standards Residential Developments

PS14 - Residential Parking Standards

SPG17 Design Guide for new Development

DETAILED CONSIDERATIONS

Background & context:-

1. The submission of this application follows a previously withdrawn application for a single dwelling house and a more recent pre-application submission. The previous proposal was significantly different in a number of ways including that it would have wrapped around the rear of no. 19 Kings Road, it was single storey with a basement and was set back so it would result in a backland development with no street presence.
2. Post withdrawal and pre-resubmission discussion included the suggestion that the proposed development should be situated towards the front of the site so as to form part of the street scene and to create an acceptably sized rear garden for the amenity of future occupants.

Principle of Development:-

3. As set out above the site consists of the splayed side/rear garden of 19 Kings Road, and the proposal is to develop a single house with a front parking space and a rear garden. The Further Alterations to the London Plan have increased Brent's annual housing target to 1,525, much higher than the previous 1,065 target. While only a single unit is proposed it would nevertheless make a much needed contribution to the borough's family housing provision.
4. Para. 53 of the NPPF supports LPAs in setting policies to resist inappropriate development of gardens where it would cause harm to the local area and the Core Strategy policy CP17 in line with national guidance states that the distinctive character of suburban Brent will be protected.
5. There is an enforcement record dating from 2001 of the site beginning to operate as a builder's yard and at this point it was separated from no. 19 by a fence, however the Enforcement Team advised that this was

unacceptable and the use ended. Following this, in 2006 a Certificate of Lawfulness was granted for the use of the whole side garden for parking, in connection with the house only.

6. While the site consists of garden land there are a number of factors which lead officers to consider that the principle of the development in this location is acceptable.

- The scale of the garden in question, while reflected at 21 Kings Road, is otherwise not characteristic of the surrounding suburban character. The site is about 13m in width at its frontage and reaches about 27m across in the centre while the width of neighbouring gardens is closer to 7m or less.
- The use of the side part of the garden for a new development would leave over 100sqm of external amenity space at 19 Kings Road.
- The arrangement of the site allows for the possibility of a development with a street frontage, situated alongside 19 Kings Road rather than creating a backland development which would alter the residential character and suburban layout of the house at the front and a garden to the rear.

Proposed development;-

7. It is proposed to formally divide the site along the line of the previous parking area and to erect a 2-storey 3-bed dwelling house with a basement.

8. The building would be situated 5.5m back from the front boundary marked by the existing vehicular gates into the site, 1.38m in from the southern side boundary which is the joint boundary with 21 Kings Road, it will run up to the joint boundary with 19 Kings Road and is at various distances from the rear boundary with Peter Avenue due to the angle of this boundary though at ground floor generally ranging between 7m and 10m and at first floor no less than 10m.

9. The front of the building is at the narrowest part of the plot and beyond this its footprint is proposed to splay out, following the site boundaries, however a greater set in is proposed at first floor.

10. The proposed design is a single and 2-storey building with a flat roof and constructed of brick. A lightwell is proposed to the rear providing light and outlook to a basement bedroom, the lightwell has steps up to the garden levels.

11. A single off-street parking space is proposed on the frontage that will be accessed via the existing vehicle crossover, with tree proposed centrally in front of the dwellinghouse and refuse storage. A replacement folding vehicular gate is proposed and a separate pedestrian gate.

12. Two parking spaces are proposed within the curtilage of 19 King Road along with separate refuse storage.

Context, scale & proposed design;-

13. The site is within a residential urban/suburban location and is not within or near to a conservation area. The site is visible from a number of rear gardens on Peter Avenue which have a higher ground level and is also partly visible from the west on Kings Road.

14. Kings Road primarily consists of terraced housing and Peter Avenue is characterised by semi-detached houses. The proposed detached dwellinghouse is therefore not characteristic of surrounding development in its form, however the inclusion of a small front garden, larger rear garden and the scale of the footprint compared to the site is similar to the general arrangement of Kings Road.

15. As set out above, while mirrored at 21 Kings Road, the existing garden width of 19 Kings Road is not otherwise characteristic of the road or wider area. In general on Kings Road, consisting of terrace properties, the garden width does not exceed the width of the house. The revised proposal maintains space to the front and side of the dwelling to create a landscaped setting.

16. The proposed flat roof height is similar to the neighbouring eaves heights and combined with its larger set back from the street the building appears subsidiary to its neighbours. As it does not match the front building line, height or footprint, it would seem contrived to try to replicate the design of the road. A contemporary architectural style is proposed which officers consider to be interesting but also modest resulting in a sensitive relationship with the surrounding traditional design. Elements of the original design were not considered to sit comfortably in the site and street scene but the amendments, as set out above, have successfully adjusted the proposal.

17. The dwelling would be constructed of a blue/grey brick and above and below each window an area of 'brickwork with protruding headers' would be included for additional elevational interest, the appearance of this is shown in the visuals. Dark coloured aluminium windows are proposed and a green roof on the single storey roof to the rear and southern side of the building. The materials proposed support the contemporary design. The dwellinghouse will add visual interest to this space in the streetscene without appearing dominant.

18. Officers are minded that the design satisfactorily responds to Brent's Built Environment policies in being appropriate in its scale, consistent in its architectural style, with an attractive front elevation with well proportioned fenestration.

Quality of accommodation:-

19. The proposal would create a contemporary family dwellinghouse with a floor area of 217sqm. Two bedrooms are accommodated at first floor and the third is at basement level with good outlook into a lightwell which leads up to the garden via steps. Two living rooms and a kitchen/dining room are proposed at ground floor and additional ancillary space is proposed at the basement level. The provision of a small proportion of the habitable space at basement level is acceptable as the dwelling would otherwise have access to good levels of light and outlook resulting in a good quality of accommodation.

20. The proposal includes a generously sized rear garden. As the ground level rises up to the rear of the site it is proposed to create more usable arrangement of terrace levels. 90sqm of softlandscaped amenity space is accommodated at the rear, and, excluding steps, there is also a patio of about 36sqm in front of the living room and dining room. The proposal easily exceeds the 50sqm requirement of SPG17.

Landscaping:-

21. The opportunity to green the front of the site is welcomed with the inclusion of a tree within the front garden, this will soften the building and add valuable softlandscaping. Positioned at a distance of 3m from the front elevation landscape officers have confirmed that, while the space is tight, the separation is satisfactory. Detail of the planting pit has been provided to demonstrate that this has been thoroughly considered and details of long term maintenance will be sought by condition. It is confirmed that there will be a 2m stem clearance in order for cars to park and pedestrians to walk beneath unhindered. The front garden will be laid with permeable paving.

22. The front garden is not able to achieve the usually sought 50% softlandscaping, however the situation is considered to be unusual being set back significantly from the public highway and screened by a higher front boundary treatment. It will therefore not result in an appearance of being dominated by hardstanding and the tree will be the main visible feature of the front garden. Planters are also included at the front southern corner of the dwelling and along the southern boundary.

23. At the rear boundary of the garden a planting bed is proposed where large shrubs or small trees can be accommodated and a condition is recommended to seek detail of all softlandscaping including species and sizes.

24. A green roof is proposed which will make a valuable contribution to the softlandscaping of the site, beneficial for insulation, drainage and biodiversity.

Impact on neighbours:-

19 Kings Road

25. The side boundary and flank wall of the proposed dwelling is proposed approximately 3.3m from the closest flank wall of the infill extension at 19 Kings Road and 4.1m from the further part, this ensures there is sufficient space for their parking spaces and outlook from side elevation windows. The first floor of 19 Kings Road is a further 2.5m away, 6.5m from the proposed dwelling.

26. On this boundary the proposed development is single storey and 3.3m in height, the first floor has a 1.1m set in which significantly increases after 4m. To assess the relationship of the closest part a 2m high line has been drawn as a notional boundary where the previous informal subdivision of the garden took place which shows the single storey element falls below the 45 degree angle and 30 degree angle which form part of SPG17 guidance for assessing the impact of a development on light to an existing residence. The first floor of the proposed dwelling projects above the 45 degree line by 1.5m, as the first floor set in increases after 4m the degree to which the building protrudes over the 45 degree line accordingly reduces to fall below the angle

as shown on section G-G. It should however be noted that while this guidance is useful as an assessment it is primarily designed for assessing the relationship between rear elevations.

27. As an end of terrace building 19 Kings Road currently has an unusual amount of outlook from its side elevation, while its neighbours, as the space between the rear projections of the terraced houses as restricted, rely on windows to the front and rear for light and outlook. While the proposed dwelling does not fully meet SPG17 guidance when it is applied to the side elevation there remains a much more generous separation between the properties than between neighbouring terrace houses. The openness of outlook from side elevation windows will be effected but will remain acceptable and the quality of accommodation will not be unacceptably impacted upon.

28. The single storey part of the proposal projects 4m beyond the rear (unextended) building line on no. 19, a single storey extension of up to 4m is usually acceptable for a detached property where there are reasonable spaces between buildings and in this instance the neighbour is over 3m away.

21 Kings Road

29. The site layout of 21 Kings Road is nearly symmetrical to no. 19. The front corner of no. 21 is approximately 3.4m from the splayed boundary and the separation increases dramatically beyond this. The rear of the widest original part of the house is over 10m from the boundary and the end of the rear projection is over 18m away.

30. The proposed building is 1.36m in from the shared boundary and the first floor begins a further 0.6m in. The first floor angles away from the boundary beyond its first 3.45m. The section drawing B-B and also the Proposed West elevation show a 45 degree line set from the shared boundary at a height of 2m, these demonstrate that before the first floor angles away from the boundary it projects above the angle by 1.3m. The generous separation between the neighbouring property and the boundary is such that this relationship is considered to be acceptable. It is also relevant that the proposed house is to the north east of no. 21 meaning that it will have a very limited impact on light.

31. The property has a single storey side extension with side windows, the closest being to a study. It could be argued that weight should not be given to the small study as a habitable room however the relationship has still been fully assessed in this way and it is not found to be harmed particularly given the wide separation across the garden. While the building will be visible from the neighbouring property, it is modest in its scale and set in from the boundary and will not be detrimental to the amenity of neighbouring occupants.

32. A condition will require the development to be constructed in a way which will not harm the trees within the garden of no. 21, these will also screen much of the building if the occupiers choose to keep them.

33. The proposed house includes windows in its southern elevation though they are not the sole windows to any room. At first floor a condition will require they be obscure glazed, preventing outlook and also limiting light spillage, and non opening and at ground floor the boundary treatment and existing and proposed softlandscaping will screen them.

Peter Avenue

34. The ground level between the subject site and Peter Avenue to the rear is significantly different, this can be seen on the section drawings. The result of the level difference is that the ground floor of the proposed building is below the rear fence level, as such no privacy issue arises from the ground floor of the dwelling. If neighbours to the rear are to look down onto the single storey roof they will see a green roof.

35. The first floor, measured at the centre of the site, is 10m from the rear boundary and 25m from the closest neighbouring windows which are within a ground floor extension. SPG17 requires a separation of 20m between facing rear elevations and it is clearly demonstrated that this is achieved. It is understood that neighbour's are used to a particularly open aspect because of the existing large garden space between the Kings Road properties and this will be reduced but it is the case that the guidance of SPG17 is achieved meaning that very good levels of outlook, light and privacy will be maintained.

Transportation;-

36. The site is within a Controlled Parking Zone and though not listed in Appendix TRN3 of Brent's UDP 2004 as a 'heavily parked street' more recent surveys from late 2013 show the road to now be more fully parked. Public transport access to the site is moderate (PTAL 3). One parking space is proposed for the new development which is satisfactory in its provision and also technically feasible within the space shown. Vehicles are currently able to enter the site at this point to park though the surface will be replaced with a

permeable hardstanding further details fo which will be required by condition. Two spaces are reprovided within 19 Kings Road.

37. A cycle store is proposed in the rear garden in accordance with standard PS16 and bin storage is provided in an accessible location in the front garden.

Conclusion;-

38. In conclusion, the amendments have achieved in a significantly improved scheme which results in an acceptable relationship with neighbouring occupiers and a good quality contemporary dwellinghouse which accords with Brent's UDP 2004.

S106 / CIL

CIL DETAILS

This application is liable to pay the Community Infrastructure Levy (CIL). The total amount is **£58,052.34** of which **£49,406.25** is Brent CIL and **£8,646.09** is Mayoral CIL.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

=====

Application No: 14/2803

To: Mr P Michell
Platform 5 Architects
Unit 102
94 Hanbury Street
London
E1 5JL

I refer to your application dated 15/07/2014 proposing the following:
Erection of a detached two storey 3 bed dwellinghouse with basement level, car parking and bin stores to the front, cycle store to the rear, new timber fence and landscaping and accompanied by plans or documents listed here:
See Condition 2
at Land adjacent to 19 Kings Road, London, NW10 2BL

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 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

- 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):

001 B

050 J

100 I

101 P

102 L

103 H

106 B

400 I

401 I

402 H

403 I

500 F

501 G

502 F

504 B

505 B

513

514

517 A

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

- 3 The area(s) so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. 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 in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Details shall also specifically include:

a. design and maintenance of the green roof

b. maintenance of the front garden tree to ensure a 2m high stem clearance and prevent conflict with the front elevation

c. material proposed for all areas of hardstanding

d. height and material of all boundary treatment

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.

- 4 The first floor flank wall windows on the southernmost elevation shall be obscure glazed and non opening and maintained as such.

Reason: In the interest of neighbouring amenity.

- 5 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouse(s) subject of this application, notwithstanding the provisions of Class(es) A, B, C, D & E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason:

In view of the restricted nature and layout of the site for the proposed development, no further enlargement or increase in living accommodation beyond the limits set by this consent should be allowed without the matter being first considered by the Local Planning Authority.

- 6 The flat roofs of the building shall at no time be used as a roof terrace.

Reason:

In the interest of neighbouring amenity.

- 7 No development shall be carried out until the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

- 8 A full tree survey and tree protection statement complying with BS5837:2012 'Trees in relation to construction' shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the work shall then be carried out in accordance with the approved details.

Reason: To ensure that the development does not result in the damage or death of nearby trees which would result in the loss of amenity and biodiversity.

- 9 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. 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.

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

APPENDICES

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