

RECEIVED: 9 June, 2010

WARD: Dollis Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: Dollis Hill Estate (excluding Further Education College and Gatehouses), Brook Road, London, NW2 7BZ

PROPOSAL: Demolition of existing buildings and erection of 160 residential dwellings comprising: 1 part two-, part three-, part five-storey block with a communal roof-terrace area to the three-storey part, comprising 21 x 1-bedroom and 26 x 2-bedroom private flats; 1 five-storey block comprising 17 x 1-bedroom and 26 x 2-bedroom shared-ownership flats; 1 five-storey block comprising 7 x 1-bedroom, 30 x 2-bedroom, 12 x 3-bedroom and 3 x 4-bedroom social-rented flats; with 146 car-parking spaces at basement level, associated hard and soft landscaping, emergency-access road to Brook Road, refuse stores and 137 secure cycle-storage spaces; erection of 18 three-storey, terraced dwellinghouses comprising 10 x 3-bedroom, 6 x 4-bedroom and 2 x 5-bedroom, all for social rent, with off-street parking and private amenity space (as amended by revised plans and documents received 03/08/2010)

APPLICANT: Stadium Housing Association

CONTACT: King Sturge LLP

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant planning permission subject to referral to the Mayor of London and subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment and Culture, or other duly authorised person, 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:-

- (a) Payment of the Councils legal and other professional costs in:
 - (i) preparing and completing the agreement and
 - (ii) monitoring and enforcing its performance
- (b) 76% Affordable Housing (habitable rooms)
- (c) A contribution £790,000, due on material start and index-linked from the date of committee, for Education, Sustainable Transportation, Open Space & Sports in the local area which may include but not be limited to a MUGA in Gladstone Park.
- (d) Sustainability - submission and compliance with the Sustainability check-list ensuring a

- minimum of 50% score is achieved and Code for Sustainable Homes level 3, with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.
- (e) Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.
 - (f) Join and adhere to the Considerate Contractors scheme.
 - (g) A contribution of £200,000 due on Material Start and index-linked from the date of committee, for providing Employment Land space / enhancement or for training schemes in Brent
 - (h) Should the Menorah School (New) application number 10/1712 not be provided within 3 years of a Material Start of 10/1388, pay to the Council £50,000 toward local education and community facilities.
 - (i) Construction of footway of approximately 15m length along the south side of Flowers Close between its turning head and the application site boundary, including the provision of dropped kerbs and tactile paving across the turning head.
 - (j) Refurbishment of the play area serving Chartwell Court/Flowers Close to an agreed standard to also serve this development.

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 in accordance with the timescales set out in the Planning Performance Agreement.

EXISTING

The application site comprises a 1.35ha section of the western (rear) part of the Dollis Hill Estate, accessed off Brook Road via the remaining part of the estate and contains a range of brick-built two to four storey industrial buildings. It is situated on the crest of a hill and the land falls substantially to the north and south; as such the site is particularly prominent. This area includes a road access of approximately 0.15 ha.

The site is currently in mixed use as a school (D1 use) and commercial functions including offices, light industrial and storage (B1, B2 & B8). The Menorah School is a private Jewish faith school, with a roll of 195 pupils and 40 staff.

The school occupies a total of 2,923 sqm of floor space. The rest of the site is in employment use with 1,622 sqm currently being let and 4,146 sqm currently vacant. A local church also operates from the site. Approximately 57 people are employed in the commercial uses.

The northern boundary is formed by a retaining wall which retains the application site over the allotments to the north. The retaining wall continues along the western boundary, beyond which lies the Crest Academies and beyond that lie houses on Vincent Gardens. To the south the retaining wall continues and forms the boundary with the side of properties on Hill Crest, a residential cul-de-sac of inter-war semi-detached houses.

The southern part of the eastern boundary abuts more residential land, including Chartwell (the former Post Office Communications facility), which is locally listed. This building, and the homes on the neighbouring Flowers Close, are both managed by Stadium Housing Association. These housing schemes were completed in 1998. This part of the site also contains a dew pond. Residents of Chartwell Court currently enjoy sole access to this pond, although it lies in the application site boundary.

Further along the eastern boundary the site extends eastwards to Brook Road to provide a vehicular access to the public highway. The boundary then returns to the north, around the three storey building known as "Unit 15" which is intended to provide new premises for Menorah School.

The site has a public transport accessibility level (PTAL) of 2, which is low. Four buses operate

along Crest Road and one bus runs along Dollis Hill Lane, with further buses also running down the A5 Edgware Road corridor. Dollis Hill Underground station, served by the Jubilee Line, lies 600m away from the site.

PROPOSAL

The proposal involves the demolition of the existing buildings and the erection of buildings to provide 160 residential units (142 flats, 18 houses). The employment uses would cease and the Menorah school would relocate to a refurbished Building 15, subject to planning permission. An application for that element is also on this agenda.

The residential development comprises:

- (i) a part 2-, 3- and 5-storey building, with a communal roof terrace on the three-storey part ,comprising 21 x 1-bed and 26 x 2-bed private flats "the private block";
- (ii) a 5-storey building comprising 17 x 1-bed and 26 x 2-bed shared ownership flats "the shared ownership block";
- (iii) a 5-storey building comprising 7 x 1-bed, 30 x 2-bed, 12 x 3-bed and 3 x 4-bed social rented flats "the general needs block"; and
- (iv) 18 x 3-storey terraced houses comprising 10 x 3-bed, 6 x 4-bed and 2 x 5-bed, all for social rent "the general needs housing";

This generates 527 habitable rooms, on a site area of 1.35ha, giving a density of 390hrh or 119dph.

Vehicular and pedestrian access would be taken from Flowers Close with an emergency access maintained through the land serving Building 15. Basement car parking beneath the three blocks of flats would be provided at a ratio of 1:1 for the flats. Surface parking at the same ratio would be provided for the houses.

All units would be 100% Lifetime Homes compliant and over 10% units are wheelchair adaptable.

The scheme would provide 113 homes for affordable purposes, or 76% of the habitable rooms proposed. An accommodation schedule is provided below:

Unit Type	Unit Tenure			Total by Unit Type	Total by Unit Type (%)
	Market	Affordable			
		<i>Intermediate</i>	<i>Social</i>		
Studios	0	0	0	0	0%
1-bed	21	17	7	45	28%
2-bed	26	26	30	82	51%
3-bed	0	0	22	22	14%
4-bed	0	0	9	9	6%
5-bed	0	0	2	2	1%
Total by Tenure	47	43	70	160	100%
Total by Hab Rooms	126	114	287	527	
Tenure (% hab rooms)	24%	22%	54%		
Tenure split (by hab rooms)		28%	72%		

Terraced Houses

The terrace houses are three-storeys (about nine metres) high and comprise two terraces, one of 12 houses and one of six. All have private gardens which back onto the eastern boundary. Most meet or are close to meeting the minimum 50sqm private space requirement in SPG17. Parking, bin stores and cycle stores are provided at the front of each property.

General needs block

This L-shaped block is positioned at the north-western corner of the site and overlooks the allotments to the north, the Crest Academies to the north and west, with Vincent Gardens beyond. The block is five-storeys high (14.2m) and the top floor is set-in slightly. It measures 44m in length from south to north and 34m in width along the northern edge and 17m on its southern edge. It contains a cycle store for 44 spaces. A store for a further 10 cycles, binstores and parking are in the basement.

Shared Ownership block

This linear block is also five-storeys high and measures 43m x 17m. It contains a 45 space cycle store, a management suite and a large store for residents' use.

Private sale block

The private sale block is also L-shaped and has a similar footprint to the general needs block. The southern leg of the block is part two-, part three-storeys (between 8-12m) high. The basement contains two cycle stores for 26 cycles each. Binstores are also located in the basement.

Basement

146 parking spaces are provided in the basement, with one marked for a car club and 16 shown as disabled parking bays; 10 bays are shown to have electric charging points, although these can serve 19 bays in total. Cycle and binstores are located in the basement. Direct access via stairs and lifts is provided to each of the blocks.

HISTORY

The application site and the buildings and individual floors therein have a complex planning history. This includes previous refused planning applications, the approval of a compulsory purchase order to acquire the site for the expansion of the neighbouring John Kelly School and the issuing of a Certificate of Appropriate Alternative Development (CAAD) for alternative uses, including a scheme for up to 173 dwellings, by the Secretary of State.

General

The site was originally the Post Office Research Station, established in 1921. The majority of buildings originate from that time and around the Second World War; Chartwell Court was built in 1933. The Post Office vacated the premises in the mid 1970s and they remained in light industrial and office uses.

Planning permission was granted in 1979 for the change of use of buildings 15 and 21 of the Evans Business Centre (which is now known as the 'Dollis Hill Estate') from light industrial/offices to educational use (ref: M2330 0488). Subsequent permissions include permission for the change of use of Unit 23 of the Evans Business Centre from light industrial to a day centre for handicapped people (ref: LM5420 0278) and the change of use of the first and second floors of Units 23 and 24 of the Evans Business Centre for use by Willesden College of Technology (ref: 85/0729) in 1985.

In June 2004, two planning applications were submitted for a secondary school and sixth form college with ancillary sports facilities and housing (176 units). The first of these schemes was refused, whilst the second was withdrawn prior to committee. An appeal was submitted but not pursued (04/0716 and 04/0684).

On 17 March 2005 outline planning permission was granted for a mixed-use development comprising of education and employment uses (04/3941). Submitted by the John Kelly Technical College (now the Crest Academy), the application included the existing Crest Academies site and the Dollis Hill Estate. At the end of 2005 the owner at the time made another application redevelopment, this time incorporating employment uses onsite and 140 residential units. This was refused and an appeal was withdrawn.

The Council subsequently made a compulsory purchase order (CPO) of the site, and following notification of the CPO, the owner at the time submitted an application for a CAAD for six different schemes comprising mixed-use, wholly residential, and wholly employment use. Brent Council responded by issuing a certificate stating that were it not for the CPO, planning permission would not have been granted for the proposed alternative developments. A subsequent appeal was lodged, and the Planning Inspectorate upheld the appeal in relation to two of the mixed-use schemes. In relation to the solely residential scheme, the appeal was dismissed.

Use history by unit

- Unit 15 (Churchill House) is mostly vacant, as it was in 2004, but was previously occupied by the College of North West London during 1980s until 1999. It was initially built to be used as a Post Office Research Centre in 1930s. This ceased trading in mid 1970s and was predominately used for offices thereafter. During early 2001 the ground floor was being used as an Auction Room temporarily. Currently houses three businesses employing 18 people.
- Unit 18 (Britannia House) is in B8 use, as it was in 2004, with 3 employees.
- Unit 19 (Enigma House) was granted permission for change use from use class B1 to use class D1 for education use by Menorah High School in 2003 (03/2049). This was due to relocation from Unit 21.
- Unit 21 (Douglas Bader House) was in education use in conjunction with the use of Unit 15 by the College of North West London (85/0729 pp for the first and second floors). The education use for Unit 21 was continued by Menorah High school but in 2003 planning consent was granted for the relocation of the high school to Unit 19. However Menorah High school still occupies the premises.
- Unit 22 (Allies House) comprises 15 separate offices/suites. The current use is for offices (B1) and all office suites are occupied, with 19 employees.
- Unit 23 (Lancaster House) is a four-storey building. The ground floor, which was previously a day centre for the handicapped (pp granted in 1980) is now in use by a church, in short-term occupation while they refurbish their premises. The whole first floor and part of the second floor is taken up by the Menorah School, without planning permission. The remaining second and third floor space comprises 14 separate office/suites of which 13 are occupied and 13 people are employed.
- Unit 24 (Victory House) is occupied on the ground floor by a commercial operation (storage, B8) employing 4 people, but the first floor is currently used by the Menorah School, without planning permission.
- Unit 27 is vacant, last used for storage purposes (B8).
- Unit 28 (Montgomery House) was last occupied by Brent for use as a staff training centre (D1).

It is clear that the employment potential of the site has been eroded as the Menorah school has expanded into most of the buildings on the estate.

Planning history

06/2280 Certificate of Appropriate Alternative Developments **Two supported, three not supported** 23/05/08

Mulgate Investments Limited submitted an application for a CAAD for the six following proposal options:

- Mixed-use scheme comprising employment and residential floorspace (residential density 301 hrh);
- Mixed-use scheme comprising employment and residential floorspace (residential density 372 hrh);
- 100% residential scheme consisting of houses and flats (residential density 364 hrh);
- 100% residential scheme consisting of houses and flats (residential density 334 hrh);
- 100% employment scheme to include 2 storey office / workshops; and
- 100% employment scheme to include four storey office scheme.

Following consideration by the Executive committee, on 9 May 2007 the Council issued a certificate stating that if the land were not being acquired by a body possessing compulsory purchase powers, planning permission would not have been granted for the proposed alternative developments. The reasons for refusal included: Loss of community facilities and employment land; Excessive density; and that "Business use (B1) was unacceptable due to the low level of public transport".

A subsequent appeal was lodged with the Planning Inspectorate. In doing so, the proposed alternative developments were amended. These alternative developments are described as:

1. Demolition of existing buildings and the redevelopment of the site for a mixed-use development of six new buildings comprising 140 flats (Class C3), 4,120 m² of space for commercial use (Class B1) and 260 m² of space for community use (Class D1) with associated car parking. The notional residential density is 301hrh.
2. Demolition of existing buildings and the redevelopment of the site for a mixed-use development of six new buildings comprising 173 flats (Class C3), 4,120 m² of space for commercial use (Class B1) and 260 m² of space for community use (Class D1) with associated car parking and landscaping. The notional residential density is 372hrh.
3. Demolition of existing buildings and the redevelopment of the site for a residential development comprising 6 new buildings accommodating five houses and 246 flats (Class C3), and 260m² of space for community use (Class D1). The notional residential density is 364hrh.
4. Demolition of existing buildings and the redevelopment of the site for a residential development comprising seven new buildings accommodating 21 houses and 202 flats (Class C3), and 260m² of space for community use (Class D1). The notional residential density is 334hrh. Amenity space is provided at grade, through roof terraces and the provision of balconies.
5. Demolition of existing buildings and redevelopment of the site for a mixed-use development of four new buildings comprising 229 flats (Class C3), 960 m² of space for commercial use and 260 m² of space for community use (Class D1) with associated car parking and landscaping. The national residential density is 340hrh.

The Inspector recommended that the appeal be allowed and a certificate be issued in respect of schemes 1 and 2 but dismissed in respect of schemes 3, 4, and 5. This was endorsed by the Secretary of State on 23 May 2008.

05/2757 Demolition of existing buildings and redevelopment of the site for a mixed-use development of 6 new buildings, comprising 140 flats (Class C3), 54 of which will be affordable housing, 4,120m² of space for commercial use (Class B1) and 130m² of space for community use (Class D1) with associated car-parking and landscaping (as accompanied by Sustainability checklist received 07/10/2005, Planning Statement by Barton Willmore dated October

2005, Design Statement by Carey Jones Architects dated September 2005 and Transport Statement dated October 2005) **Refused, appeal withdrawn** 15/05/2007

- 1. The proposed residential development is considered to be premature and would prejudice the opportunity to expand the adjacent John Kelly schools resulting in additional pressures on local land supplies. The subject site being the only available land within the Borough to maximise the opportunity for an expansion of a local school site where the facilities are drastically deficient for the number of existing pupils and for the growing school population will be eliminated as a result of the proposed development. It will also add to the pressure on the increasing demand for school places in the future, where the education resources are exhausted within Borough of Brent and therefore these shortcomings will increase with the consequent negative impact on school standards contrary to policies CF7 and CF8 of Brent Unitary Development Plan 2004.*
- 2. The proposed residential development is an intensified overdevelopment of the site which results in lack of social inclusion, poor provision of amenity, lack of outdoor amenity space, lack of landscaping to the future occupiers of the development. The proposed residential site layout with its excessive hard surfacing and its vehicular accessways and parking spaces dominating the entire site would not provide satisfactory suburban environment which does not positively contribute to the built environment of the surrounding locality. The proposal also fails to adopt safer by design principle and be of a scheme that promotes sustainable development contrary to policies STR 3, STR14, STR 18, STR19, STR20, BE2, BE3, BE5, BE6, BE9, BE12, H1A, H2, H8, H12, H14 and OS18 of Brent UDP 2004, Supplementary Planning Guidance Note 17 and 19, policies within The Mayor of London: London Plan 2004.*
- 3. The private and affordable housing element of the scheme is not considered acceptable in terms of the percentage, mix of unit sizes and tenure. More specifically, the scheme fails to provide an acceptable number of larger family units for which there is a definite need within the Borough. As such, the application is contrary to policies H1 & H8 of the adopted Brent Unitary Development Plan 2004.*
- 4. The density of the development at 302 habitable rooms per hectare is considered too high for this suburban site with low level of public transport accessibility and the quality of design is not sufficient to accommodate this. As such, the proposal fails to comply with policies BE2, BE3, BE9 & H14 of the adopted Unitary Development Plan 2004, Supplementary Planning Guidance no.17 and Table 4B.1 of the London Plan, February 2004.*
- 5. The proposed development would result in the loss of the employment land for housing for which there remains a demand and would have an impact to the existing local job opportunities within the Borough and also contrary to policy STR1, STR25, CF3 and EMP9 of Brent Unitary Development Plan 2004.*
- 6. The proposed development fails to provide a replacement of the existing community facilities and would therefore result in the substantial loss of the community facilities (D1) on site. This would have detrimental impact on the existing stock of community facilities within the Borough and in particular to the area within the vicinity and also contrary to policy CF3 of Brent Unitary Development Plan 2004.*

04/3941 Outline planning application for a mixed-use development re-providing education and B1, B2 & B8 uses; new school buildings for John Kelly Technology Colleges, consisting of a central shared admin/sixth-form block and separate wings for girls' and boys' schools; remodelling of car-parking and means of access to site; new business units, comprising D1, B1, B2 & B8 uses, to Dollis Hill industrial estate, including alterations to car-parking (matters to be determined: siting and means of access) **Granted** 17/04/05.

04/0716 Demolition of existing buildings and erection of buildings within Use Class D1 as secondary school and sixth form with ancillary facilities including indoor and outdoor sports facilities and car-parking; the erection of residential units (Use Class C3), together with ancillary car-parking; works of hard and soft landscaping and other works incidental to redevelopment of site **Refused on 03/06/04** for the following reasons:

- 1. The proposed development would result in the loss of the community facilities and loss of employment land for which there remains demand would have detrimental impact to the existing stock of community facilities and local job opportunities within the Borough and also contrary to policy STR1, STR25, CF3 and EMP9 of Brent Unitary Development Plan 2004.*
- 2. The proposed residential development would prejudice the opportunity to expand the adjacent John Kelly schools resulting in additional pressures on local land supplies. The subject site being the only available land within the Borough to maximise the opportunity for an expansion of a local school site where the facilities are drastically deficient for the number of existing pupils and for the growing school population will be eliminated as a result of the proposed development. It will also add to the pressure on the increasing demand for school places in the future, where the education resources are exhausted within Borough of Brent and therefore these shortcomings will increase with the consequent negative impact on school standards contrary to policies CF7 and CF8 of Brent Unitary Development Plan 2004.*
- 3. The affordable housing element of the scheme is not considered acceptable in terms of the percentage, mix of unit sizes and tenure. More specifically, the scheme fails to provide an acceptable number of larger family units for which there is a definite need within the Borough. As such, the application is contrary to policies H1 & H8 of the adopted Brent Unitary Development Plan 2004.*
- 4. The proposed residential development is an intensified overdevelopment of the site which results in lack of social inclusion, poor residential amenity, poor outlook, lack of outdoor amenity space, lack of landscaping and privacy impact to the future occupiers of the development. The proposal also fails to adopt safer by design principle contrary to policies STR 3, STR14, STR 18, STR19, STR20, BE2, BE3, BE5, BE6, BE9, BE12, H1A, H2, H8, H12, H14 and OS18 of Brent UDP 2004, Supplementary Planning Guidance Note 17 and 19, policies within The Mayor of London: London Plan 2004 and Central Government Guidance PPS1: Creating sustainable communities (The planning system and crime prevention).*
- 5. The density of the development at 449 habitable rooms per hectare is considered too high for this suburban site and the quality of design is not sufficient to accommodate this. As such, the proposal fails to comply with policies BE2, BE3, BE9 & H14 of the adopted Unitary Development Plan 2004, Supplementary Planning Guidance no.17 and Table 4B.1 of the London Plan, February 2004.*
- 6. The proposed developments by reasons of its proposed access, insufficient parking provisions for both disabled and able and poor parking layout, would have significant negative impact to the locality by increasing the level of traffic congestion, road safety hazards in the nearby area and unacceptable increase in on-street parking. The formation of the access from a private road would also result in unacceptable level of amenity and detrimental to the road safety conditions to the nearby residents. Overall, proposed number of residential development together with the proposed form of school would have dramatic cumulative impact on the environment and the road network due to the insufficient existing public transport facilities and provisions to cater for the demand thus contrary to policies STR 3, STR14, STR19, BE3, BE4, BE12, H12, TRN2, TRN 3, TRN 4, TRN12, TRN15, TRN 22, TRN 23, TRN24, TRN31, PS14, PS15 and PS16 of Brent UDP 2004, Supplementary Planning Guidance 17 and 19 and The London Plan 2004.*
- 7. The proposed school by reasons of its roof terrace would have detrimental impact to the*

neighbouring occupiers from nuisance and loss of amenity due to increase in noise levels as a result of intensification of activities within the roof terrace. The proposed location and parking layout being the only feature to the street frontage of Brook Road would also have significant impact to the streetscene contrary to policies STR14, BE2, BE4, BE7 and BE9 of Brent UDP 2004.

04/0684 was a duplicate of 04/0716 and was withdrawn.

03/2049 Change of use of Building 19 from offices to education **Granted** 08/09/2003

01/1898 Change of use from educational establishment [Building 15] to small business units with storage, leisure facilities and ancillary coffee bar, including the addition of a mezzanine level above the first floor **Withdrawn** 30/04/2003

00/2232 Change of use of Units 21 & 22 from educational use to officers and storage **Granted** 20/12/2000

85/0729 Change of use of the first and second floors of Units 23 and 24 of the Evans Business Centre for use by Willesden College of Technology **Granted** 16/10/1985

LM54200278 Change of use Unit 23 of the Evans Business Centre from light industrial to a day centre for handicapped people **Granted** 03/04/80

M2330 0488 Change of use of buildings 15 and 21 from light industrial/offices to educational use **Granted** 14/11/1979

POLICY CONSIDERATIONS

Local

Brent Unitary Development Plan 2004

The development plan for the purposes of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004 and the Brent Core Strategy 2010 (see below). Within the 2004 UDP the following list of policies are considered to be the most pertinent to the application.

Strategic

- 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.
- 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.

Built Environment

- BE2 On townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE3 Relates to urban structure, space and movement and indicates that proposals should have regard for the existing urban grain, development patterns and density in the layout of development sites.

- BE4 States that developments shall include suitable access for people with disabilities.
- BE5 On urban clarity and safety stipulates that developments should be designed to be understandable to users, free from physical hazards and to reduce opportunities for crime.
- BE6 Discusses landscape design in the public realm and draws particular attention to the need to create designs which will reflect the way in which the area will actually be used and the character of the locality and surrounding buildings. Additionally, this policy highlights the importance of boundary treatments such as fencing and railings which complement the development and enhance the streetscene.
- BE7 Public Realm: Streetscene
- BE9 Seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
- BE12 States that proposals should embody sustainable design principles commensurate with the scale and type of development.

Environmental Protection

- EP3 Requires developments within Air Quality Management Areas to support the achievement of National Air Quality Objectives.

Housing

- H9 Requires developments capable of 15 or more dwellings to have a mix of family and non-family units.
- H12 States that the layout and urban design of residential development should reinforce or create an attractive and distinctive identity appropriate to the locality, with housing facing streets, and with access and internal layout where cars are subsidiary to cyclists and pedestrians. Dedicated on-street parking should be maximised as opposed to in-curtilage parking, and an amount and quality of open landscaped area is provided appropriate to the character of the area, local availability of open space and needs of prospective residents.
- H13 Notes that the appropriate density for housing development will be determined by achieving an appropriate urban design which makes efficient use of land, particularly on previously used sites. The density should have regard to the context and nature of the proposal, the constraints and opportunities of the site and type of housing proposed.
- H14 The appropriate land density should be achieved through high quality urban design, efficient use of land, meet housing amenity needs in relation to the constraints and opportunities of the site.
- H15 Planning permission should be refused where development underutilises a site
- H29 On accessible housing proposes that new and converted housing should be fully accessible for elderly and disabled residents.

Transport

- TRN1 Planning applications will be assessed, as appropriate for their transport impact on all transport modes including walking and cycling.
- TRN2 Development should benefit and not harm operation of public transport and should be located where access to public transport can service the scale and intensity of the proposed use
- TRN3 Directs a refusal where an application would cause or worsen an unacceptable environmental impact from traffic, noise, pollution it generates or if it was not easily and safely accessible to cyclists and pedestrians.
- TRN14 New highway layouts, visibility splayed and accesses to and within development should be designed to a satisfactory standard in terms of safety, function, acceptable speeds, lighting and appearance.
- TRN23 On parking standards for residential developments requires that residential developments should provide no more parking than the levels listed in PS14 for that type of housing.
- TRN34 The provision of servicing facilities is required in all development covered by the plan's

standards in Appendix TRN2.

TRN35 On transport access for disabled people and people with mobility difficulties states that development should have sufficient access to parking areas and public transport for disabled people, and that designated parking spaces should be set aside for disabled people in compliance with levels listed in PS15.

PS14 Residential car parking standards

PS15 Parking standards for disabled people

PS16 Cycle parking standards

Employment

EMP9 Development of local employment sites

Community Facilities

CF3 Protection of community facilities

Brent Core Strategy 2010

Adopted in July 2010, the Core Strategy has 12 strategic objectives:

- Objective 1: to promote economic performance & regeneration
- Objective 2: to meet employment needs and aid the regeneration of industry and business
- Objective 3: to enhance the vitality and viability of town centres
- Objective 4: to promote the arts and creative industries
- Objective 5: to meet social infrastructure needs
- Objective 6: to promote sports and other recreational activities
- Objective 7: to achieve housing growth and meet housing needs
- Objective 8: to reduce the need to travel and improve transport choices
- Objective 9: to protect and enhance Brent's environment
- Objective 10: to achieve sustainable development, mitigate & adapt to climate change
- Objective 11: to treat waste as a resource
- Objective 12: to promote healthy living and create a safe and secure environment

The following spatial policies are considered relevant to this application:

CP 1 Spatial development strategy

also STR1, EMP4

This sets out the spatial strategy, outlining where growth is to be focused.

CP 2 Population and housing growth

also none

Sets out the appropriate level of growth across the borough, including the number of new homes and proportion of affordable housing sought

CP 3 Commercial regeneration

also STR24, STR26, EMP15

Promotes the regeneration of industrial estates for business and industry and sets a target for new employment

CP 5 Place making

also none

Sets out requirements for place making when major development schemes are considered

CP 6 Design & density in place shaping

also none

Sets out the requirements for appropriate design and density levels for development

CP 15 Infrastructure to support development

also STR19

Requires that the infrastructure requirements of new development are met

CP 17 Protecting and enhancing the suburban character of Brent

- also* STR11, STR16, STR17
Balances the regeneration and growth agenda promoted in the Core Strategy, to ensure existing assets (e.g. heritage buildings and conservation areas) are protected and enhanced. Protects the character of suburban housing and garden spaces from out-of-scale buildings.
- CP 19 Brent strategic climate mitigation and adaptation measures
also none
Highlights the need for new development to embody or contribute to climate mitigation objectives, especially in growth areas
- CP 21 A balanced housing stock
also STR19, STR21, H7, H8, H9, H10, H18, H23, H25, H27
Seeks to maintain and provide a balanced dwelling stock to accommodate the wide range of Brent households by: ensuring appropriate range of dwellings and mix; defining family accommodation as units capable of providing three or more bedrooms; requiring new dwellings be 100% Lifetime Homes and 10% wheelchair accessible; contributes to non-self contained accommodation and care & support housing where needed.
- CP 23 Protection of existing and provision of new community and cultural facilities
also STR31, STR37, STR38, TEA3, CF3, CF5
Encourages new accessible community and cultural facilities and protects existing facilities. Sets a standard for the provision of new community facilities

Brent Supplementary Planning Guidance

SPG 17 “Design Guide for New Development” Adopted October 2001

Provides comprehensive and detailed design guidance for new development within the borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

SPG19 “Sustainable Design, Construction & Pollution Control” Adopted April 2003

This supplementary planning guidance focuses on the principles and practice of designs that save energy, sustainable materials and recycling, saving water and controlling pollutants. It emphasises environmentally sensitive, forward-looking design, and is consistent with current government policy and industry best practice, aiming to be practicable and cost-effective.

SPD “Section 106 planning obligations”

Regional

London Plan 2008

The London Plan, which was adopted in February 2004 and revised in 2006 and 2008, sets out an integrated social, economic and environmental framework for the future development of London. The vision of the Plan is to ensure that London becomes a prosperous city, a city for people, an accessible city, a fair city and a green city. The plan identifies six objectives to ensure that the vision is realised:

- Objective 1: To accommodate London’s growth within its boundaries without encroaching on open spaces
- Objective 2: To make London a healthier and better city for people to live in;
- Objective 3: To make London a more prosperous city with strong, and diverse long term economic growth
- Objective 4: To promote social inclusion and tackle deprivation and discrimination;
- Objective 5: To improve London’s accessibility;
- Objective 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city.

The London Plan sets targets for the provision of new homes and the proportion of Affordable dwellings together with the accessibility of dwellings in relation to the Lifetime Homes standards and the proportion of Wheelchair or easily adaptable units.

The London Plan sets out policies relating to climate change, setting out the Mayor's energy hierarchy (using less energy, supplying energy efficiently, using renewable energy) which includes consideration of the feasibility of CHP/CCHP and a reduction in carbon dioxide emissions of 20% from on site renewable energy generation.

London Plan SPG

Housing – Supplementary Planning Guidance (2005)

This guidance relates to the housing policies within the London Plan and covers policies on housing provision (following draft SPG published for consultation in December 2004) and policies on affordable housing (following draft SPG published for consultation in July 2004). It gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site. It emphasises that new developments should make the most effective and appropriate use of the land available, consistent with the principles of Sustainable Residential Quality. The Mayor is concerned that new housing in London should meet the full range of housing needs. The guidance sets out how this must include in particular a higher level of new family housing than is currently being built in London.

Providing for Children and Young People's Play and Informal Recreation – Supplementary Planning Guidance (2008)

This Planning Guidance seeks to ensure that a high quality environment is provided for all residents with sufficient high quality play and recreation space accessible by children and young people of different ages. Targets are set for the amount and types of play and recreation space based on the child yield of the development and accessibility of the existing and proposed play and recreation facilities.

Sustainable Design and Construction – Supplementary Planning Guidance (2006)

The SPG provides guidance on the way that the seven measures identified in the London Plan 2004 Policy 4B.6 (Policy 4A.3 of the 2008 amendment to the London Plan) can be implemented to meet the London Plan objectives.

The seven objectives are as follows:

- Re-use land and buildings
- Conserve energy, materials, water and other resources
- Ensure designs make the most of natural systems both within, in and around the building
- Reduce the impacts of noise, pollution, flooding and micro-climatic effects
- Ensure developments are comfortable and secure for users
- Conserve and enhance the natural environment, particularly in relation to biodiversity
- Promote sustainable waste behaviour in new and existing developments, including support for local integrated recycling schemes, CHP schemes and other treatment options

National

Planning Policy Statement 1 – Creating Sustainable Communities (2005)

This PPS replaces PPG1 – General Principle and Policy (Feb 1997) supports the reform programme and sets out the Government's vision for planning, and the key policies and principles, which should underpin the planning system. These are built around three themes: sustainable development – the purpose of the planning system; the spatial planning approach; and community involvement in planning.

Planning Policy Statement 3 – Housing (3rd Edition, 2010)

This document's objective will be to deliver new homes at the right time in the right place and will reflect the need for flexibility in planning between urban and rural areas, and in areas experiencing high or low demand. The aim is that the planning system is used to its maximum effect to ensure the delivery of decent homes that are well designed, make the best use of land, are energy efficient, make the most of new building technologies and help to deliver sustainable development.

Planning Policy Statement 9 - Biodiversity and Geological Diversity (2005)

PPS9 promotes sustainable development, the conservation and enhancement of wildlife and geology and rural renewal. The aim of planning decisions is to prevent harm to biodiversity and geological conservation. In the PPS, local authorities are charged with taking measures to protect habitats and species of importance for conservation, including biodiversity action plan species (as listed in Section 74(2) of the Countryside & Rights of Way Act 2000) as well as those with legal protection. The value of sites of local biodiversity interest for wildlife and local communities should also be recognised and a criterion based approach used to judge impacts of development on or near to such sites

Planning Policy Guidance 13 – Transport (2001)

PPG13 outlines the Government's aim of achieving reduced car dependency via transport and planning policies that are integrated at the national, strategic and local level. The guidance places an emphasis on putting people before traffic, indicating that new development should help create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport.

Planning Policy Statement 25 – Development and Flood Risk (2006)

PPS25 seeks to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. PPS25 looks to reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).

SUSTAINABILITY ASSESSMENT

The applicant has submitted a completed Sustainability Checklist (TP6) and an Energy Report (prepared by Calford Seaden). The scheme would need to comply with policy BE12 of the UDP (2004), the objectives of SPG19 and London Plan (2008) to mitigate and adapt to climate change.

Officers have assessed the TP6 and scored it at 43%, which is fairly positive. Discussions have been held with the applicant and additional evidence and credits need to be secured to achieve a satisfactory sustainability level (min score of 50%). Revised information has been received which claims a score of 50.5% and details of this will be reported to members in a supplementary report. A CSH/BREEAM Pre-Assessment has been submitted and scores 58.18%. This is sufficient for achieved Code for Sustainable Homes Level 3.

Assessment of the scheme's ability to provide 20% of its energy requirements from renewable energy will be revised following receipt of amended information. This will also be reported to members in a supplementary report.

In summary, officers are confident that with minor, achievable alterations or the submission of further information (much of which has been received but not yet assessed), the scheme will comply with the Council's and the Mayor's policies on climate change, subject to a s106 agreement to secure (i) CSH Level 3; (ii) 20% onsite renewables; (iii) compliance with the ICE Demolition Protocol; (iv) sign up to the CIB Considerate Contractor's Scheme; (v) Travel Plan &/or Car Club; (vi) specification of water metres for individual units; (vii) offsite contribution towards play provision

for children aged 11-15yrs; and (viii) specification details of non toxic materials use for internal finishes.

The following matters should be included in the relevant details pursuant conditions: (i) types, capacity & location of rainwater butts; (ii) details of bird nesting boxes to be incorporated into the building as recommended by Ecological Assessment; and (iii) details of permeable paving or other appropriate SUDs.

CONSULTATION

Local consultees

Existing occupants of the site, neighbouring residents, businesses, school and ward councillors were consulted by letter on 28/06/10. Allotment holders were consulted by letter on 23/07/10.

Site notices were posted on 22/07/10. A notice was posted in the local press on 22/06/10.

To date 110 objections have been received including one member objection. Where these are from is detailed below.

Chartwell Court		25
Flowers Close	2	
Hillcrest Gardens	25	
Brook Road	1	
Vincent Gardens	13	
Rosecroft Gardens	9	
Orchard Close	3	
Dollis Hill Lane		22
Homestead Park	6	
Other	4	

This total of 110 is less than the total of 119 survey responses provided by one of the residents. This is because some of those surveys either had incomplete or illegible contact details or did not object to the scheme. Many of the survey respondents also provided individual responses.

The reasons for objecting are categorised and summarised as follows:

Principle

- Other uses such as employment or education, should be prioritised over further housing developments on the site
- Excess of social housing in Brent
- Impact on redevelopment of Crest Academies

Design

- An urban development not in keeping with the suburban environment, out of character with the area and inappropriate for the prominence of the site
- Overdevelopment in its own right and when considered with the Brent Cross re-development

Impact on neighbouring occupants

- Negative impact on quality of life
- Overlooking and loss of privacy
- Loss of outlook and overbearing impact
- Loss of light
- Loss of views from Chartwell Court
- Lack of consultation
- Increase in crime and anti-social behaviour

- Impact on disabled residents in Flowers Close
- Noise disturbance
- Increased air pollution
- Increase in traffic
- Impact of basement car park on foundations
- Noise and disturbance arising from construction works

Parking & Access

- Use of Flowers Close as the access route
- Impact on roads and parking, increase in traffic

Impact on local infrastructure

- Impact on local infrastructure such as schools, healthcare
- Impact on sewerage & drainage
- Impact on water supply

Landscape and ecology

- Loss of trees
- Impact on ecology

General

- Impact on property values
- Risk of contamination of ground water
- Only committing to Code for Sustainable Homes Level 3

One supporting comments has been received, from a Chartwell Court resident, on the following grounds:

- Sensitive to the needs of local residents
- Respects the prominence of Chartwell Court

Cllr Ashraf, Dollis Hill Ward, objects on the following grounds:

- Concerned the type of scheme proposed will not blend into the surrounding dwellings
- Not confident in Stadium Housing Association's ability to manage housing stock in Dollis Hill

These comments are addressed in the main section of the report, *Remarks*, below. Most will be addressed within the discussion of key considerations and those not covered will be addressed in the sub-section *Response to objectors*.

Internal consultees

Internal consultees (Transportation, Environmental Health, Housing, Landscape & Trees, Policy - including Sustainability, Ecology, Design, S106) were consulted on 28/06/10.

Transportation

No objection subject to a Section 106 Agreement to secure:

- (i) a residential Travel Plan prior to commencement of the development of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme;
- (ii) a financial contribution of £180,500 towards non-car access/highway safety improvements and/or parking controls in the vicinity of the site; and
- (iii) construction of a footway of approximately 15m length along the south side of Flowers Close between its turning head and the application site boundary, including the provision of dropped kerbs and tactile paving across the turning head;

together with conditions requiring a minor amendment to the site layout plan to increase the footway width on the northern side of the site access road alongside House H-01 to a minimum of

2m

Environmental Health

Officers have reviewed the air quality assessment, transport assessment and the noise assessment and are satisfied that they have addressed the environmental issues of concern.

Due to the previous industrial uses on the site, a site investigation is required to establish the extent of contamination on the site and remediation required.

No objection is raised subject to conditions securing (1) the provision of a Construction Method Statement to outline the measures the applicant will take to reduce the impacts of the demolition and construction activities and (2) three conditions dealing with contamination and remediation.

Housing

No objections, support the scheme in terms of quantum of affordable housing, mix and tenure and quality of proposed accommodation. The scheme is highly deliverable with HCA funding available.

Landscape & Trees - including ecology

No objection subject to conditions. For detail, see relevant sub-section in the *Remarks* section

Policy

No objection to the change of use from education and employment uses to residential uses subject to a financial contribution of £200,000 for providing Employment Land space/enhancement or for training schemes in Brent.

Urban Design

Generally supportive subject to further consideration of the arrangement of the fenestration and the depth of the recesses and the scale (perceived or actual) of the buildings and the spaces between them also need further refinement.

This is discussed in greater detail in the *Remarks* section, below.

S106

No objection subject to the completion of a Section 106 legal agreement, see *Section 106 Notes*, above

External consultees

External consultees (GLA, Environment Agency, Met Police, English Heritage, TfL, Thames Water) were consulted on 28/06/10.

GLA

The GLA registered the Stage 1 referral on 15/07/10 and it was considered by the Deputy Mayor on 25/08/10. The formal report was received by your officers on 27/08/10.

The GLA report states that whilst the application is broadly acceptable in strategic planning terms, on balance the application does not comply with the London Plan.

London Plan policies on employment, education, housing, density, urban design, inclusive design,

child play space, climate change and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

- (a) Principle of development: The regeneration of this site and provision of residential accommodation is acceptable in strategic policy terms, subject to confirmation that the site is no longer required for employment or education purposes.
- (b) Housing: The density of the proposal is appropriate and the scheme successfully maximises the potential of the site, with appropriate spatial standards being achieved throughout. It is not possible to determine at this stage whether the proposal accords with London Plan policies relating to providing the maximum reasonable amount of affordable housing, or in relation to the mix of units.
- (c) Urban design: Whilst the architectural approach, layout, materials and residential quality of the scheme are generally acceptable, further revisions are required to ensure that the scheme would maximise the site's potential and sit well within the local area, and in order to accord with London Plan design policies.
- (d) Children's play space: Whilst a play strategy has been submitted, further clarification and details are required to demonstrate that the scheme complies with London Plan policy 3D.13 and relevant supplementary planning guidance.
- (e) Inclusive design: The proposal is broadly in accordance with London Plan Policy 4B.5 and draft replacement Plan Policy 7.2 relating to providing an inclusive environment, subject to confirmation that the minimum standards that the applicant has committed to are secured.
- (f) Climate change mitigation: The energy strategy has broadly followed the energy hierarchy set out in the London Plan. Sufficient information has been provided to understand the proposals as a whole. However, further information is required before the scheme can be considered policy compliant and carbon dioxide savings verified in principle.
- (g) Climate change adaptation: The scheme goes some way towards demonstrating how the scheme has been designed to be adaptive to climate change in accordance with London Plan policy 4A.3, but fails to commit to a full range of sustainability measures, as set out in the Mayor's SPG.
- (h) Transport: Whilst the scheme is unlikely to have an unacceptable impact on operation of the local and strategic highway network, amendments to the parking levels, together with further information regarding mitigation measures are required in order to ensure that the scheme complies with London plan transport policies.

The report concludes that the following changes might remedy the above-mentioned deficiencies and could lead to the application becoming compliant with the London Plan, subject to Stage II referral:

- (1) Principle of development: Further information is required when the application is reported back at Stage 2 to demonstrate that the site is no longer required for employment and/or education purposes.
- (2) Housing/affordable housing: Further information and discussion is required in relation to the housing mix, affordable housing offer and the financial viability of the scheme, including any discussions in relation to grant funding, before the application is referred back to the Mayor.
- (3) Urban design: Amendments to the scheme are required, as detailed in the urban design sections above, before the application is referred back to the Mayor.
- (4) Children's play space. A more robust play strategy is required, which provides details of the commitments that would be made in terms of on-site provision and off-site contributions, details of which should be provided before the application is referred back to the Mayor.
- (5) Climate change mitigation and adaptation: Further information in relation to the potential for district heating, details of photovoltaic panels, green roofs and other sustainability measures are required before the application is referred back to the Mayor.
- (6) Transport: A reduction in the level of car parking for the smaller units and electric vehicle charging points are required. Clarification on cycle parking is sought and additional work is required on the travel plan before it can be considered acceptable, details of which should be provided before the application is reported back at Stage 2.

These matters are discussed in greater detail in the *Remarks* section, below.

Environment Agency

No objection subject to the following conditions to ensure the development is carried out in accordance with the Flood Risk Assessment (FRA) and further details to be submitted relating in particular to discharge and drainage.

Metropolitan Police

No formal comments have received but the Met Police Crime Prevention Design Advisor has been involved in the design process both prior to and during the application period. It is understood the Met Police have no objections to the proposed development.

English Heritage

No objection subject to the following condition securing the implementation of a programme of archaeological work.

TfL

TfL were consulted directly in addition to their input to the GLA's response. The comments remain the same, however, and TfL seek a reduction in the number of car parking spaces, provision of electric charging points, clarification on cycle parking and additional work on the travel plan.

Thames Water

No objection to the development with regard to sewerage infrastructure, subject to a condition requiring details of piling works in close proximity to underground water and sewerage utility infrastructure.

In respect of water supply, Thames Water has no objection but requests a condition be imposed to ensure the existing water supply infrastructure has insufficient capacity to meet the additional demands of the proposed development:

A number of informatives are also recommended.

REMARKS

Key considerations

The following are the main planning issues relevant to this application:

1. Principle of development
2. Design
3. Impact on neighbouring residents
4. Standard of accommodation
5. Parking and access
6. Other

1. Principle

Since the 2004 and 2005 refusals (04/0716 & 05/2757) the Certificate of Appropriate Alternative Development (CAAD) decisions have been issued by the Secretary of State, which gave a strong indication that residential development over a greater part of the Dollis Hill Estate and at a higher

density of 372hrh was acceptable in principle, although it also required 4,120 m² of space for commercial use (Class B1) and 260 m² of space for community use (Class D1).

Your officers are of the view that the Certificate of Appropriate Alternative Development should be given considerable weight and in doing so give less weight to the reasons for refusal attached to earlier planning decisions.

Consideration must be given to (a) the policies within the UDP and the Core Strategy which afford protection to employment uses and (b) community uses, and (c) to the history of the site and the plans the Council had to expand the John Kelly schools (now the Crest Academies).

Employment uses

The site is not in a strategic industrial location, and nor is it identified as a borough employment area in the UDP. It is however, identified as a local employment site, and thus covered by UDP policy EMP9 which protects B class uses unless it is demonstrated that there is a lack of demand or the use causes an unacceptable environmental impact. Since much of the site does not provide employment land at present, given the extent of the established education use, the weight given to policy EMP9 is reduced.

The site is surrounded by sensitive users (residential and education, the Crest Academies) and is generally run down and suffers from low occupancy, although it could be redeveloped and does not currently cause an unacceptable environmental impact. Your officers also recognise that part of the reason for the low occupancy can be explained by the fact the estate has not benefitted from investment since it ceased to be the Post Office Research Station and the site has a history of education uses operating from a significant proportion of the buildings since 1979, which is not conducive to long-term investment in renovation and redevelopment for business use. Although the applicant has provided a schedule of accommodation covering all buildings on the site and their occupancy, no information has been submitted which indicates there is no effective demand for employment uses at this location.

Although no one factor described above is sufficient to allow the loss of the employment uses, taken together a case can be made for the change of use. The site has a substantial education use, dilapidated buildings and is an isolated site in a relatively inaccessible part of the borough, all of which combine to form a barrier to effective redevelopment. In light of these special circumstances, it is considered appropriate for the applicant to make a financial contribution towards providing employment land space and/or enhancement or for training schemes elsewhere in the borough to mitigate for the loss of the existing employment land.

Community uses

Previous applications for redevelopment have been opposed due to the loss of either all or part of the community uses present at the time of the applications. In the past this has focussed on the Menorah school and the day centre in Building 23. Policy CF3 of the UDP and CP23 of the Core Strategy seek to protect community facilities unless the facility is adequately replaced. The CAAD accepted the principle of a mixed use development on the site incorporating community uses. As such, the provision of a community use is considered fundamental to the acceptability of this scheme to provide a mixed use development.

Whilst the proposal to re-provide the Menorah school is being considered as a separate application, it is intended to link this proposal through the s106 agreement to ensure a community facility is provided within a set period following the commencement of development on the site. Should the school not be provided within this period, a financial contribution will be secured towards local education and community facilities to satisfy the requirements of policies CF3 and CP23.

Expansion of John Kelly schools

As discussed in the *History* section, above, the Council had strong intentions to use the Dollis Hill

Estate, including this site, for the expansion of the neighbouring John Kelly schools. The CPO process led to the approval of a CAAD by the Secretary of State, which pushed the value of the land beyond the Council's means. Subsequent plans to redevelop the John Kelly schools (as the Crest Academies, as they are now called) were prepared on the basis of the Dollis Hill Estate not being available. The Site Specific Allocation entry for the whole Dollis Hill Estate will be amended accordingly.

Density

National, regional and local policies seek to maximise the potential of the site, with PPS3 and the London Plan encouraging the efficient use of land. Policy 3A.3 of the London Plan aims to maximise the potential of a site taking account of local context, London Plan design principles and public transport capacity. The recently adopted Core Strategy policy CP6 seeks to ensure developments have proper regard to policy 3A.3 and states that "a notional density figure is not the only consideration, and the quality of design, location of the site and the need to provide family housing are all important".

In light of the low public transport accessibility level (PTAL) of 2, and the suburban character of the area, the scheme exceeds the top level of the density range set out in the London Plan. However, it is noted that the density of 390hrh is in line with the density of 372hrh considered acceptable by the Secretary of State in the CAAD. The higher density is due to the introduction of much-needed family sized accommodation. The actual number of units is lower than the CAAD which considered 173 units on the site.

Whilst many local residents have objected on the basis that the scheme exhibits an urban form out of character with the suburban nature of the surrounding built environment, this fails to acknowledge the existing buildings on site and the scale of the adjoining Chartwell House and other larger buildings such as the nearby school. As a self-contained site that is already quite distinct from its surroundings, it is considered an appropriate location for a scheme of this nature.

In accordance with policy CP6, in order for such a high density scheme to be acceptable, the application should provide design of the highest quality, amongst other criteria more geared towards developments in growth zones. Whilst design is a subjective matter, the proposed scheme is supported by your design officers and is considered an appropriate response to the site specific circumstances. This is discussed in greater detail below. Furthermore characteristics often associated with overdevelopment are not apparent, for example, the scheme provides high quality external amenity space with the parking predominantly located in the basement to maximise space.

Affordable housing

The applicant is Stadium Housing Association, a subsidiary of Network Housing Group, one of the Council's preferred Housing Association partners. Network Housing have a firm funding allocation for the affordable elements of the proposals from the Homes and Communities Agency (HCA), with start on site scheduled towards the end of 2010, and therefore, subject to planning, the scheme is highly deliverable.

The scheme proposes 76% of habitable rooms as affordable housing, of which 70 units would be social rented and 43 units would be intermediate. This equates to a split of 72:28 between social rented and intermediate accommodation, based on habitable rooms and 62:38 based on units; this reflects the relatively larger unit size types in the social rented element of the scheme.

The applicant has sought to meet the targets set out in the Council guidance in relation to tenure split, and generally accords with the Mayor's current policy. The GLA has raised a concern about a lack of evidence regarding whether the application was providing the maximum amount of affordable housing Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes

The scheme exceeds the London Plan policy 3A.9 and Core Strategy policy CP2 affordable housing target of 50% and is broadly in line with the London Plan guidance of a social rented to intermediate tenure ratio of 70:30 as per Policy 3A.9, and the draft replacement London Plan guidance of a social rented to intermediate tenure ratio of 60:40 as per Policy 3.12A.

The tenure split of the scheme, whilst affordable housing led, provides a mix of tenures that includes private and intermediate homes and is considered to be balanced and supportive of sustainable community objectives. The applicant submitted a GLA Three Dragons financial toolkit which shows that the scheme has a negative residual value and so sought to demonstrate that the proposed scheme both delivers the maximum reasonable amount of affordable housing and is unable to provide any s106 contribution. However, officers were able to negotiate the standard charge to provide for local infrastructure improvements and a commuted sum for the loss of employment space without any loss of affordable housing.

The new development will provide for a mix of different unit sizes to meet a number of needs. There is a particular need for larger family homes of three bedrooms or greater in the borough and, across the whole scheme, larger family homes comprise 21% of the units, rising to 35% of habitable rooms. Whilst this is acceptable in the context of Core Strategy CP2 that at least 25% of all new homes should be family sized accommodation of three bedrooms or more, this is below the London Plan Housing Supplementary Planning Guidance that identifies a London-wide need to the year 2020 for 32% one bedroom, 38% two and three bedroom and 30% four bedroom housing. At the same time the level of larger family housing to be delivered on any site must be considered within the context of the size, scale, form and density of the proposed development, provision of amenity and play space, and financial viability constraints. Given these factors, the proposed level of larger family accommodation is considered reasonable here and the form, predominantly terraced housing or ground floor flats with their own private gardens, appropriate from a housing management perspective. The larger family homes are concentrated in the social rented element of the scheme, representing 47% of social rented units, rising to 63% of social rented habitable rooms. This is due to the high levels of overcrowding in the social rented sector and the consequent pressing need for this type of accommodation in the borough, as well GLA and HCA guidance that 42% of publicly funded social rented homes be three bedrooms or greater.

The Council's Housing department supports the proposals to redevelop the Dollis Hill Estate for residential use. These proposals will help to deliver new, quality affordable homes to help meet the needs of residents in the borough and, with an identified funding allocation, are deliverable in an otherwise difficult climate.

Summary

On balance the development for residential purposes is considered acceptable. The scheme would result in the acceptable loss of some employment space which would be appropriately compensated for. Community facilities would be maintained either with the approval of the parallel application 10/1712 on this agenda or through a financial contribution.

2. Design

Although the development occupies a prominent position in the borough and many of the surrounding residential roads contain typical two-storey suburban housing, there are a number of reasons why the design approach of large blocks of flats is considered acceptable.

The character of the area is mixed, with no prevailing style or pattern that demands adherence; in addition there are a number of examples of buildings of greater height and bulk than typical interwar semi: the buildings on the application site are unremarkable industrial buildings of varying ages, ranging in height, but are generally 8-10m with one block of 13m and one lower, 5m high block each at the northern and southern ends of the site. The most prominent building in the area is Chartwell Court, which measures approximately 17.5m to its ridge and dates from 1933. To the south-east lie four-storey blocks on Hawarden Hill and the four-storey blocks of Neville Court, at

the junction of Brook Road with Dollis Hill Lane. Orchard Close, to the south-west contains 3-storey chalet-style buildings whilst to the north-west lie the school buildings of the Crest Academies. Your officers are of the view that the height and scale of the proposed blocks are suitable for the site and would not be out of keeping with the character of the area.

Terraced Houses

The three-storey terrace houses provide a transition between the housing on Flowers Close and the greater scale of the flat blocks to the west. They have a simple form and employ an understated language of expressed upper floor bays and recessed fenestration with timber inserts. The GLA have expressed some concerns with this approach and your officers agree that it could appear bland if not properly executed; on the other hand, the quality of the design approach lies in its simplicity and, subject to the expression, in further details to be conditioned, of the key elements of the design then the houses would be a successful addition to the streetscape. In particular details of the design of windows—and their materials and colour—should be provided, along with details at 1:20 which show the depth of the window reveals and the brick type; together, these will be essential for locking-in the design quality.

Flat blocks

A similarly restrained design approach is taken with the flat blocks. Although they display differing usages of materials they employ the same restrained palette and their success will depend on the quality of the design being maintained throughout the preparation of the working drawings. As such further details will be sought which lock-in the depth of the window reveals, the design of the windows and the balconies and the general sizes of the timber panels.

The external facade of the blocks is a more formal design with the floor-to-ceiling windows of the living spaces stacked vertically. The long general needs and shared ownership blocks (44m and 43m long respectively) are broken up with inset timber panels from ground to the top. This, combined with the gaps between the blocks (of approximately 10m) and the set-in and different material of the top floor, serve to break down the mass of this western boundary and keep the visual impact at acceptable levels.

Medium- and long-distance views to the site will focus on the northern and southern facades, although the southern facade is the most important due to its prominence and its relationship with Chartwell Court. The northern facade would be lost somewhat on the skyline due to the Crest Academies buildings below and to the side of it.

The private sale block has now been redesigned to provide a better transition between Hillcrest Gardens and the development and the five-storey element remains below the parapet of Chartwell Court, allowing that building to maintain its prominence in the landscape.

Summary

As mentioned above, the high density means a design of the highest quality is required. What constitutes high quality design is obviously site-specific and a matter of subjective judgement. In this case, high quality means a simple architectural style which complements, rather than contrasts, with Chartwell Court. What is proposed is a contemporary design which employs the same grammar of proportion and order as Chartwell Court to produce an elegant scheme which achieves its purpose well; the blocks will appear as good-quality background architecture, paying appropriate regard to Chartwell Court.

3. *Impact on neighbouring occupants*

The Council seeks to protect the amenity of neighbouring occupants to acceptable standards whilst recognising the right of land-owners to develop their property. On new developments such as this the main impact on amenity arises from (i) overbearing impact of the size and scale of the building(s); (ii) loss of outlook, which is related to overbearing impact; (iii) loss of privacy; and (iv) loss of sunlight. The Council has published supplementary planning guidance which establishes

generally acceptable standards relating to these matters, although site specific characteristics will mean these standards could be tightened or relaxed accordingly. Overbearing impact arising from the height of blocks is controlled via 30 degree and 45 degree planes from neighbouring habitable rooms and relevant boundaries; privacy is quoted as distances between directly facing habitable windows and from boundaries. Neither outlook nor light have specific values, although light is generally controlled to BRE standards.

Relationship with Hillcrest Gardens

Properties on Hillcrest Gardens lie below the site as Dollis Hill falls away towards Dollis Hill Lane; this relationship is exacerbated by the retaining structure around the application site, which means the levels change is severe and the private block has the potential to cause significant loss of privacy and overbearing impact. No. 7 Hillcrest Gardens would be the most severely affected but uncontrolled south and south-east views would also affect No. 8 Hillcrest Gardens, on the other side of the road, and Nos. 6 to 1. Those properties on Dollis Hill Lane to the south of the private block would be up to 85-90m away from the private block and so are not likely to be affected.

The private block has now been redesigned to provide a better relationship between Hill Crest Gardens and the development. A storey has been removed at the lower levels, resulting in the loss of three private flats. The resulting block is thus much closer to adherence with the SPG17 planes than the existing building. The private block is between 3.5 and 5m farther away from the boundary, and hence No. 7 Hillcrest Gardens, than the existing building, and as the width of the block is only 20m at this point it presents a substantially shorter length of wall to No. 7 than the 30m wide building currently present. No transparent windows are proposed on the southern end of the block.

Your officers are satisfied that the block as amended would not have an overbearing impact on the amenity of neighbouring occupants, nor would it result in a loss of their privacy or an unacceptable impact on their sunlight or daylight.

Relationship with Flowers Close

Flowers Close serves as the access road for the development. As discussed elsewhere, its use as the sole vehicular and pedestrian access (with the exception of the emergency access) is acceptable in terms of traffic movements. Although the proposed development would result in a significant increase in vehicles and pedestrians using this road, changing its character from a quiet cul-de-sac, this change is not considered so significant as to result in material harm to the living conditions of the occupants.

The southern-most block of general needs housing backs onto the end of the Flowers Close housing and so needs to be considered in terms of overbearing impact, outlook, privacy and sunlight. In respect of the Council's supplementary planning guidance and general policies, this part of the scheme is considered acceptable.

Relationship with Chartwell

The closest part of the new development to Chartwell Court is the southern-most general needs house, which is 30m away. The distance to the 5-storey element of the private block is 35m, with the rest of the block farther away. Borough-wide supplementary planning guidance suggests a distance of 20m between rear habitable rooms is satisfactory to maintain privacy and although no specific distance is provided for outlook, the 30m and 35m quote above are considered ample to prevent an unacceptable loss of outlook.

Many residents of Chartwell have mentioned the loss of views which they currently enjoy. Whilst officers are sympathetic to the changes this development would bring to their environment, there is no protection of views in the borough's policy documents. As discussed above, outlook is the relevant planning term instead of 'views', and in this case the Council's general standards are met.

Relationship with Vincent Gardens

The objections from Vincent Gardens centre on the visual impact of the development, loss of privacy and noise disturbance. The proposed blocks are higher than the existing buildings along the western boundary but officers are of the view that they are acceptable due to the combination of (i) their increased distance from the boundary; (ii) the length of the blocks and the gaps between them, which means less of the boundary is built up; (iii) the existing buildings are in a dilapidated state and the proposed blocks would be an improvement in terms of design. The distance from the end of the gardens serving the Vincent Gardens properties and the new blocks would be at least 40m, with a further 10-15m to the rear of the properties themselves. This is comfortably within the Council's normal standards for privacy. Noise is discussed below, although it should be noted that the Crest Academies lies between the application site and Vincent Gardens.

Relationship with the allotments

The allotments are likely to be affected only by increased overshadowing. This is detailed in the Daylight and Sunlight report (see section 6, Other, below) and it concludes that the impact on the allotment will be within BRE standards. Your officers are satisfied that the allotments will not be unduly affected by the proposal.

Relationship with the Crest Academies

The relationship with the Crest Academies is two-way: the Council does not want the residents of the proposed development to be affected by the Crest Academies, nor does it want the proposed development to affect the operation of the academies or their potential redevelopment to provide improved school facilities. Whilst it has not been possible to insist on complete adherence to the SPG17 size and scale planes along this boundary, due to the fact the existing buildings fail the standards already, the blocks are now farther from the boundaries than the existing buildings and with a 1.8m high brick wall provided along the boundary and provision of a meaningful landscape buffer, the blocks would not unnecessarily preclude the redevelopment of the Crest Academies subject to the detail of any plans which may be prepared.

Relationship with Building 15

Building 15 is the subject of the accompanying application for refurbishment and change of use to education. In this respect the proposed development is not considered likely to have an unacceptable impact on Building 15. If that application is not approved or is not implemented, the building would remain in employment uses and in that case the proposed development is also not considered likely to have an unacceptable impact, or vice versa.

Other roads

Some residents of other roads including Rosecroft Gardens and Orchard Close have objected to the proposed development. Although the top of Rosecroft Gardens has a similar relationship to the site as Chartwell Court, in terms of the impact on their amenity, your officers are of the view that the only meaningful impact would be in terms of visual amenity; the properties are too far from the proposed blocks to be affected by loss of privacy, outlook or sunlight. Similarly, Rylandes Road and Nutfield Road, to the north of the site, beyond the allotment, would only be affected in terms of visual impact. In this respect, officers accept that the blocks will be highly visible from many properties and gardens and also from medium- to long-distance views. This is not in itself a problem, however, and whether it is acceptable is a matter of design; this is explained above.

Noise & disturbance

In addition to the amenity issues discussed above, the Council has policies to protect residential amenity from noise and disturbance if these are likely to be generated at an unacceptable level. Development for residential purposes can cause noise and disturbance but it is necessary to consider the existing use and the site characteristics. In this instance the general distance from the boundaries and neighbouring properties and the fact the main communal area will be screened by the blocks and houses means this development is not expected to materially harm the amenity of neighbouring residents.

Some residents have expressed concern about the proposed roof terrace on the southern block.

This has since been substantially reduced in size and is therefore much less of a concern than before. Local residents have requested that controls be put in place to restrict the hours of access to the roof terrace. This is likely to prove difficult to enforce and your officers are of the view that the size of the terrace and its distance from neighbouring occupants means it is unlikely to cause problems of noise and disturbance. In any event, it is likely to be self-policing by the residents of the private block who would be more directly affected by noise disturbance arising from use of the terrace.

4. *Standard of accommodation*

A good standard of accommodation is a combination of several factors including basic space standards, outlook, privacy, daylight and sunlight and amenity space. A good living environment is subject to more subjective matters such as the quality of that amenity space, the design of the scheme and the relationship with car parking, cycle storage and external factors such as noise and pollution.

All accommodation in the scheme meets the minimum space standards in SPG17 and the affordable housing element meets the space standards in the interim London Housing Design Guide (GLA, 2010). Flats are laid out coherently with kitchen-living-dining rooms commonplace and mostly generous bedrooms.

Where possible all flats and houses have private amenity space as either gardens or balconies and communal amenity space is provided in accordance with SPG17 standards. This is set out in the accompanying landscape strategy which states the communal spaces provide 2800sqm of amenity space. A minimum of 20sqm is required per flat, but this can be reduced if flats have their own private space, including balconies. The 142 flats would each have 19.7sqm of amenity space if relying solely on the communal amenity space. Given the 29 ground floor flats all have generous private spaces and the majority of the flats have balconies which are a minimum 5sqm, this provision is comfortably in excess of the minimum standards. That figure of 2800sqm does not include the pond, the communal roof terrace nor the gardens of the general needs housing.

In terms of outlook, most units benefit from outlook to the east, west or south but some rely on outlook to the north. Where this is the case the flats have been articulated to ensure side lights provide some west- or east-facing outlook. One flat (repeated on each floor, however) on the north side of the private block has outlook limited by the shared ownership block. The flank wall of the shared ownership block is still over 10m away, however, and as such is within the standards expected by SPG17.

Similarly the outlook from the northern-most general needs housing is restricted by the general needs block; this is a matter which has been raised by the GLA. The distance here is approximately 13m and again this is within with standards of SPG17. Your officers are confident the living environment of the occupants of those houses would not be unduly harmed by the proximity of the general needs block.

The provision of basement car parking means spaces are directly accessible from the staircores for each flat block; binstores and cycle stores are similarly accessible.

External factors such as noise disturbance from the existing Crest Academies and the proposed Menorah School are not likely to be detrimental to the living standards of future occupants, as explained below in the discussion of the noise report. Air quality, also discussed below, is better than expected, perhaps due to the fact the site lies atop a hill.

Summary

Your officers are confident that the scheme would provide a good standard of accommodation and, despite the high density, would be a good living environment for future occupants.

5. **Parking & Access**

Parking

The scale of this proposal is sufficient to have a significant impact on the local transportation network. As such, a supporting Transport Assessment is required under Policy TRN1 of the UDP to demonstrate that the overall transport impact will be acceptable. This has been prepared by Hyder Consulting (along with a framework Travel Plan) and addresses parking, access, trip generation, non-car modes of transport and road safety.

Parking for 146 cars (incl. 18 disabled spaces) and 62 bicycles (in three storerooms) is indicated within the basement. Each of the terraced houses has a further allocated car parking space within its curtilage (18 spaces). A further 87 bicycle parking spaces are indicated within two storerooms at ground floor level.

In terms of car parking, allowances for residential use are set out in standard PS14 of the adopted UDP 2004. As the site does not have good access to public transport services and is not located within a Controlled Parking Zone, the full parking allowance applies. As such, up to 205 spaces would be permitted for this development, so the proposed provision of 164 spaces would accord with standards. Furthermore, 20% of parking spaces are to be provided with electric vehicle charging points.

The provision of 18 disabled parking spaces in the basement (12% of the basement spaces) is more than sufficient to satisfy standard PS15 (10% of spaces in social housing schemes), whilst also being sufficient to allocate one space per wheelchair unit. In addition, each of the spaces for the terraced houses can also be widened to 3.3m to accommodate wheelchair access if required.

Impact on neighbouring roads

Consideration also needs to be given to the potential impact of overspill parking on the surrounding road network. In this regard, the level of car parking proposed is considered sufficient to meet the likely actual demand for parking from residents (Census information provided in the Transport Assessment suggests likely car ownership totalling 128 cars), whilst plenty of spare on-street parking space is generally available in Brook Road, should overspill parking occur.

The site itself is to be actively managed to prevent vehicles parking along access roads, thus ensuring accesses do not become blocked.

Cycle provision

Standard PS16 requires at least one secure bicycle parking space per unit. Bicycle storage in the flats comprises 149 spaces in five storage rooms, which provides a suitable number of spaces that are secure and weather-protected. Each house has a private rear garden, so can store bicycles with a rear garden shed, although it is proposed to provide a hoop for bicycles to be secured to the front of the houses to reduce the need to bring the bicycle through the house.

Access

This site is located on the western side of Brook Road (a local access road) and also forms a boundary with the end of the private Flowers Close cul-de-sac. The main vehicular and pedestrian access to the site will be taken from the end of Flowers Close, which is under the ownership of the applicant. This is acceptable in principle, given that the road is owned by the applicant and was built to adoptable standards with suitable carriageway and footway widths.

The provision of an alternative emergency access route into the site via the remaining area of the Dollis Hill estate has been agreed with the London Fire Service, helping to ensure access to the site can be maintained in an emergency, even if Flowers Close were to become blocked. A suitable means of access control will be required, such as a lockable gate or collapsible bollards. It would be beneficial for this route to be kept available for use by pedestrians and cyclists at all times, to improve the pedestrian accessibility of the northern part of the site and reduce walking

distances to nearby bus stops on Crest Road. This has been acknowledged in the Travel Plan for the site and should be secured as a condition on any permission that is issued.

Pedestrian access via Flowers Close requires improvement though in two regards. Firstly, the tapering down of the northern footway to less than 1m alongside house H-01 is not considered acceptable and a 2m width should be maintained as far as the shared surface spur road. Secondly, the proposed footway on the southern side needs to link to the southern footway along Flowers Close. This will entail construction of a new short length of footway at the end of Flowers Close alongside the existing children's play area. This involves works beyond the application site boundary, but within the applicant's control. This will be secured in the s106 agreement.

Impact on nearby road network

Following analysis of the traffic survey data and estimated traffic flows provided in the Transport Assessment in the light of the loss of the employment space, the overall net impact of this proposal on Brook Road and nearby junctions in traffic terms is considered unlikely to be significant. The Transport Assessment has also considered the road accident history for the area, but found no record of any personal injury accidents in Brook Road between Dollis Hill Lane and Crest Road in the three year period ending September 2009. This development is not considered likely to change this, particularly if S106 funds are provided towards improvements to non-car access in the area.

Servicing

With regard to refuse collection in general, it is proposed that bins for the flats be dragged up from the basement car park storage area using a tug on refuse collection days, to stand within the landscaped courtyard alongside the basement access ramp. Bins from the houses will also be gathered into a single location in front of Block C. These arrangements, as long as they are reliably implemented, will ensure that refuse vehicles can stand and turn within 10m of the bins, thus complying with maximum refuse carrying distances.

Travel Plan

The submitted framework Travel Plan outlines a strategy for the site aimed at reducing the number of trips to and from the site and increasing the proportion of journeys made by car. This will comprise measures, such as the supply of public transport maps and timetable information, promotion of walking and cycling and the promotion of existing car sharing and Car Club schemes by a Travel Plan Co-ordinator to be employed by the applicant. Car use reduction targets are to be identified based on surveys undertaken after 75% of the units have been occupied and will be monitored.

However, the Travel Plan as submitted falls a long way short of the standard required and therefore fails to score a PASS using TfL's ATTrBuTE rating system. It will therefore be necessary to produce an improved plan prior to occupation of the development which complies with Transport for London's Guidance for Residential Travel Plans. Crucial to this will be the setting of suitable and achievable targets for car use, based on information provided within the Transport Assessment. A commonly used target for residential travel plans elsewhere in the Borough is to limit car trips to an average of one return journey per day by car per household.

Much greater emphasis should also be placed on securing a Car Club on the site, through the provision of dedicated parking space(s) and the provision of financial subsidies for membership amongst residents and effective marketing.

In short, the submitted Travel Plan cannot be approved in its current form and must be rewritten and approved as a requirement of the Section 106 Agreement. This needs to be done in advance of the first occupation of the development, so that any marketing material for the dwellings can include details of Travel Plan measures.

Finally, to help support the Travel Plan in encouraging use of non-car modes of transport, a financial contribution towards off-site works is sought. This is included in the standard charge set

out in *Section 106 Notes*, above. Amongst the priorities for the use of these funds would be traffic calming treatment for Brook Road and the adjoining streets to reduce traffic speeds and enhance the pedestrian environment and safety.

Summary

Subject to a number of conditions and s106 obligations, the proposed development complies with the relevant UDP policies. The objection from TfL to the number of car parking spaces is noted, but your officers do not agree that the parking provision is unacceptably high, given the low public transport accessibility of the area.

6. Landscape & trees

Landscaping

A Landscape Strategy, prepared by Allen Pyke Associates (dated August 2010, ref: 2224-LP-02 Rev D) was submitted with the application and revised following advice from the Council's landscape officers. In general officers are satisfied with the landscape proposals, which provide a large communal space for the development bound by the shared ownership and general needs housing and a smaller space for the private block with a small roof terrace on part of the lower element of the block.

Officers are satisfied with the provision of landscape buffers along the boundaries of the site; comfort has been sought that the ground conditions and retaining structures will be able to accommodate the proposed planting and confirmation has been received from the applicant's planning agent that their structural engineers are satisfied with the proposal. This planting will help to soften the site and provide some privacy and noise attenuation to and from the development. In addition most boundaries will have at least a 1.8m high wall topped with 300mm metal railings to provide a secure, visually pleasing boundary.

Where possible land which would otherwise be dead-space with no overall care or control has been allocated to ground floor units in each of the three flat blocks; this provides benefits in respect of crime and anti-social behaviour as well as ensuring units have as much private amenity space as is practicable.

Details of the construction and planting, hard and soft landscape and maintenance of all communal areas and buffer zones will be required as a condition. It should be noted that when preparing those details for submission, the applicant and their consultants should ensure as much soft landscape as possible should be included and all opportunities for planting are taken; in particular those areas which may be neglected as being out-of-sight, such as the emergency access route, should not be omitted.

Trees

An Arboricultural Implications Assessment, prepared by Broad Oak Tree Consultants (dated 25 August 2010, ref: J41.65), was submitted with the application and revised following advice from the Council's tree and landscape officers. A tree survey was prepared and recommendations for removal of trees were made. Following your officer's intervention, three poplars and two oaks around the pond have been protected with a TPO (number 10/00110). Measures have been taken to ensure the protection of those trees during the demolition and construction phases; however a more detailed specification within the arboricultural method statement will be secured by condition.

Ecology

The site is generally hard landscaped with the exception of self-seeded scrub around the boundaries and the pond with associated trees in the south-east corner of the site. An ecological assessment was submitted with the application (titled Ecological Assessment, dated May 2010, by Catherine Bickmore Associates). The ecology value of the existing site is low and the development would result in a decrease in the extent of hard standing and a net increase in soft landscape areas including as private gardens, play space and buffer areas. In consequence there would be a

net increase in the extent of trees and shrubs and open grassland areas. The pond would not be affected directly by the residential proposals and would be retained as an amenity feature for private use by residents of Chartwell Court. The ecological assessment concludes that the proposals would result in a residual neutral to minor benefit for nature conservation on the site and would be in accordance with planning policies. This is considered acceptable.

A supplementary survey for bat potential, also prepared by Catherine Bickmore Associates (dated September 2010) to record any evidence of bats, has been provided. An external and internal—limited to unoccupied spaces only—survey of the buildings and a survey of the surrounding habitat were undertaken. One building, Douglas Bader house, offered some potential to accommodate bats; however no evidence of bats was recorded during the survey. The other buildings were found to offer little opportunity to accommodate bats. The report concludes that no mitigation measures are required prior to demolition due to the combination of the low suitability of the majority of buildings to accommodate bats and the absence of evidence of bat occupation. Care should be taken post-construction to ensure levels of lighting around the retained pond are at a level which would not cause additional impact on the pond area, and features to accommodate bats could be incorporated within the new build. These matters shall be secured by condition.

The pond

No specific proposals are suggested for the pond; it is understood that this is a sensitive issue with residents of Chartwell Court who currently enjoy sole access to it. The existing fence line and posts will be retained though the panels may be renewed, and although your officers would welcome proposals to open up the pond, the residents of Chartwell Court do not wish to see the landscaping around the pond changed. In terms of access, it is proposed that residents of this scheme will have access to the pond, via their own lockable gate, but they will not be able to access Chartwell Court from the pond. In a similar manner, Chartwell Court residents will have a key for their own lockable gate but would not be able to access the proposed development from the pond. Your officers consider this a satisfactory compromise between the wishes of the residents of Chartwell Court and the opportunity for the pond to benefit the wider community.

Play

Housing developments of this size require on-site provision of age-appropriate play areas to meet the estimated child yield. The calculations are set out in the London Plan supplementary planning guidance, Providing for Children and Young People's Play and Informal Recreation (GLA, 2008); the calculations suggest this site will yield 123 children, although members should note that the estimated number of children in a 1-bed flat is the same as in a 2-bed flat, according to the SPG. If one takes the more likely position that the 1-bed flats will yield fewer children than the 2-beds, the overall child yield is reduced to 104; regardless of this, the scheme has been designed to provide play for the higher child yield figure.

Based on a figure of 123 children, the SPG requires a total of 1200sqm of play spaces, split between 0-4 year olds, 5-10 year olds and 11-15 year olds. The landscape strategy includes a total of 1035sqm, which is a shortfall.

The landscape strategy includes 700sqm of play space, in five on-site play areas, serving 0-11 year olds. This does not correspond with the GLA's age bands nor the above-quoted space requirements.

The applicants and your officers recognise the shortfall in the older children's play space and this will have to be met by an off-site provision on Gladstone Park. Your officers have liaised with the Parks and Sports Services who have confirmed plans for a MUGA on the northern part of Gladstone Park and the S106 legal agreement will direct some of the Standard Charge monies to help provide that MUGA.

The S106 also contains a clause requiring the applicant to honour their offer to renew the off-site young children's play area at the end of Flowers Close. This does not contribute towards the GLA's

space requirements but would be a welcome improvement to play facilities for all residents, existing and future, of Flowers Close, Chartwell Court and the Dollis Hill Estate.

Although some doubt still remains over the details of the on-site provision, your officers are satisfied that the combination of formal and informal play on offer will satisfy the demands of the development, subject to conditions detailing the formal play.

7. Other

Archaeological interest

An archaeological assessment, prepared by Wessex Archaeology, was submitted with the application and this was considered by English Heritage, who provided comments.

The site is situated in an area where heritage assets of archaeological interest may be anticipated. As the assessment has demonstrated, remains from the Iron Age and Romano-British period have been found approximately 150m to the east of the site. This appeared to represent an industrial area, where grain was being harvested and processed, with field systems, grain dryers and other features present. The proposed development may, therefore, affect remains of archaeological importance.

English Heritage do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological interest should be reserved by attaching a condition to any consent granted under this application.

Air Quality Assessment

Local residents have raised concerns about a potential increase in pollutants arising from the development. The site lies in an Air Quality Management Area (AQMA) as defined in the UDP (policy EP3 and SPG19) and air quality can be a material consideration in development control decisions as set out in PPS23 (Planning and Pollution Control, 2004). An Air Quality Assessment, prepared by Air Quality Consultants (dated May 2010), was submitted with the application and was reviewed by the Council's Environmental Health department. The air quality assessment considered the impact the development would have on traffic levels in terms of emission and the impact on emission on the development itself. It also considered the potential of the construction activities to generate pollutants.

Your officers concur with the findings of the assessment that the scheme would not exceed the air quality objectives but appropriate measures should be put in place to minimise dust emissions from the demolition and construction phases. A condition will be imposed to ensure a Construction Method Statement is provided and the applicants have agreed in principle to sign up to both the Considerate Contractors Scheme and the ICE Demolition protocols.

Flood Risk Assessment

As the site is over 1ha a Flood Risk Assessment (FRA) has been prepared RSK Group plc (revised July 2010, ref: 131352-R1(2)) in accordance with PPS25 (Development & Flood Risk, March 2010). This has been assessed by the Environment Agency, the statutory consultee on matters relating to flood risk; the EA are satisfied that, subject to conditions, the development is acceptable in terms of flood risk.

Daylight & Sunlight Report

The development, by virtue of the height of the proposed blocks, has the potential to affect the sunlight of neighbouring occupants and particularly the allotment to the north; a Daylight & Sunlight Report was prepared by Waterslade (May 2010) and submitted with the application. The report was prepared in accordance with the standard measure of daylight and sunlight, the Building Research Establishment (BRE) report and considered the impact of the development on 18 Flowers Close, Chartwell Court, 7 & 8 Hillcrest Gardens, 5 Orchard Close, 41-59 Vincent Gardens, surrounding amenity spaces, the Crest Academies and the allotments to the north. The report

found that impact on surrounding properties in terms of both daylight and sunlight would be minimal although some change to the existing situation is to be expected. The same is the case for over-shadowing. Your officers accept the conclusion of the report and find the scheme acceptable in terms of daylight and sunlight.

Noise Assessment

A Noise Assessment, prepared by Stilwell Partnerships (dated May 2010) was submitted with the application and was considered by the Council's Environmental Health department. Prepared in accordance with the guidance in PPG24 (Planning & Noise, 1994), the report found that the site falls within the lower range of Noise Exposure Category B (as defined in PPG24). Such a level is not normally considered a barrier to development and what little attenuation is required will be addressed with standard double glazing. Your officers concur with this conclusion and no further conditions are required.

Ground Investigations

Due to the industrial history of the site, a Geo-Environmental (including contaminated land assessment) and Geotechnical Assessment was prepared by Tweedie Evans Consulting (May 2010, ref: 1002001.002.01 Version A). The report was assessed by the Council's Environmental Health department and, subject to the imposition of a number of conditions to control further investigations and a remediation strategy, your officers are satisfied that the development would not have an unacceptable geo-environmental impact.

Statement of community involvement

A statement of community involvement was prepared which detailed the pre-application consultation with both the public and other consultees. A public exhibition was held on the site on three days and this was advertised with a press notice and a widespread leaflet drop to surrounding residents. Local ward councillors and the Crest Academies were consulted. As the consultation event occurred at the end of April, just before the general and local elections in May, new ward councillors were consulted after the event. The event appears to have been attended mostly by Chartwell Court residents; many local residents who have responded to the statutory consultation carried out by the Council have stated that they were not aware of the public exhibition. These residents live within the leaflet drop boundary and it is likely that the leaflet was not noticed amidst the election material which was also likely to have been delivered at the same time. Whilst public consultation exercises held before an application is made are encouraged, there is no statutory duty to hold one. The proper statutory consultation methods (letters, press and site notices) have been undertaken and as such your officers are satisfied that the public interest has been served in respect of consultation.

Crime & antisocial behaviour

The application has been assessed by the Metropolitan Police Crime Prevention Design Advisor at both the pre- and post-application stages and her comments have been incorporated into the design. These focussed on ensuring the scheme is designed in way which minimises spaces or areas where opportunistic crime might occur; for instance changes have been made to cycle-store locations and allocation of communal space to individual flats.

Many local residents have objected to the proposed development on the basis that the development would bring about an increase in crime and anti-social behaviour. There is no evidence that housing generates crime; in this case the redevelopment of a dilapidated industrial estate for residential purposes would mean a site which would otherwise be vacant at night would be well-observed and opportunities for crime might well decrease.

Impact on local infrastructure

The Council recognises that development of any scale can have an impact on local infrastructure as new population enters an area; this impact is particularly keenly felt on local schools, healthcare facilities and the road network. In recognition of this fact the Council can enter into a S106 legal agreement to secure financial contributions to enable the Council (as the education and highway

authority) and the PCT to provide improvements and enhancements of local facilities to accommodate the new population. This application secures a total of £990,000, of which £200,000 is related to the loss of employment land. This leaves £790,000 to provide improvements to local infrastructure; this is broadly in line with the standard charge set out in the Council's SPD on S106 contributions.

Local residents have also expressed concern about the impact of the development in terms of sewerage, drainage and water supply. These matters are a material planning consideration in respect of flooding and attenuation but not in terms of the infrastructure provided by the relevant statutory body; in this case Thames Water. Thames Water have commented that water supply problems exist in the area and the applicant should do further work to establish what infrastructure improvements are required to allow development to go ahead. This is not a reason to refuse planning permission as Thames Water have a statutory duty under Section 52 of the Water Industry Act 1991 to provide a water supply for domestic purposes (subject to certain conditions); as there is other legislation provided to control this aspect of development, planning legislation is not the appropriate control measure.

8. Responses to objectors

The majority of objections have been addressed in the sections above. Some residents objected about the impact of the basement car park on foundations: any works would have to comply with the prevailing building regulations and works within very close proximity of the boundary may require a Party Wall agreement between the relevant parties. This lies beyond the remit of the planning process. Similarly, impact on property values is not a planning consideration.

Cllr Ashraf's concerns regarding Stadium Housing Association are taken to be a personal comment

9. Conclusion

The application would provide a significant contribution to much-needed family accommodation for general needs rent whilst providing a good living environment for future occupants, despite the scheme having a higher density than the standards normally permit. The development is not expected to materially harm the amenity of neighbouring occupants nor would it harm the setting of Chartwell Court. The loss of employment and community facilities would be appropriately compensated for and local infrastructure would receive a financial contribution to facilitate improvements. The scheme is judged to be in general accordance with the national, regional and local policies and approval is recommended.

REASONS FOR 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
Brent Core Strategy 2010
The London Plan 2008
Council's Supplementary Planning Guidance Nos. 17 & 19
Council's Supplementary Planning Document Section 106 planning obligations

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
Employment: in terms of maintaining and sustaining a range of employment opportunities
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

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):

KS2 Dollis Hill Estate - Site Plan

PL(00)01 Existing Site Plan

PL(00)02 Existing Site Sections & Elevations 1

PL(00)03 Existing Site Sections & Elevations 1

PL(00)04 Rev 2 Proposed Site Plan

PL(10)099 Rev 2 Proposed Basement Plan

PL(10)100 Rev 6 Proposed Ground Floor Plan

PL(10)101 Rev 3 Proposed 1st Floor Plan

PL(10)102 Rev 3 Proposed 2nd Floor Plan

PL(10)103 Rev C Proposed 3rd Floor Plan

PL(10)104 Rev D Proposed 4th Floor Plan

PL(10)105 Rev 1 Proposed Roof Plan

PL(20)200 Rev C Proposed Site Sections E/W 1

PL(20)201 Rev D Proposed Site Sections S/N 1

PL(20)202 Rev 1 Proposed Site Sections E/W 2

PL(20)203 Rev 2 Proposed Site Sections

PL(20)204 Rev D Proposed Site Sections 2

PL(20)205 Proposed Site Elevations North Elevation

PL(SK)01 Rev 1 Site Plan Overlay Existing & Proposed

PL(SK)05 Rev A Site Sections East Boundary Housing Block

PL(SK)06 Rev 2 Site Sections West Boundary

PL(SK)20 Site Sections North Boundary A:A

PL(SK)21 Site Sections North Boundary B:B

PL(SK)22 Rev B Site Sections North Boundary C:C

PL(SK)23 Rev C Southern Boundary Section Block A

PL(SK)24 Rev A Southern Boundary Section through 8 Hill Crest Gardens

PL(SK)207 Rev A Proposed Elevation Typical

PL(SK)208 Proposed Elevation Typical (2)

2224-GMP-01 Rev E *Landscape Masterplan*

- Stadium Housing Affordable Housing Statement
- Air Quality Consultants – Air Quality Assessment (May 2010)
- Broad Oak Tree Consultants Limited – Arboricultural Implications Assessment (dated 25th August 2010, ref: j41.65)
- Wessex Archaeology: Archaeological Desk Based Study (May 2010, ref: 74480.01)
- BFLS: Design and Access Statement (28th May 2010)
- MLM: Draft Fire Engineers Report (ref: NVC/890910/GW)
- Catherine Bickmore Associates: Ecological Assessment (May 2010)
- Catherine Bickmore Associates: Ecological Assessment- Supplement Survey for bat potential (September 2010)
- Calford Seaden: Energy Strategy (G6/K090724 Rev B)
- Waterslade: External Daylight and Sunlight Report (May 2010)
- RSK Group PLC: Flood Risk Assessment (ref: 131352- R1(2), July 2010)
- GEC: Geo-Environmental and Geo Technical Assessment (ref: 1002001.002.01 Version A, May 2010)
- Investigation of Underground Services Report (7486.04)
- Allen Pyke Associates Landscape Strategy: Detailed Planning Application 2204-LP-01 Rev A (May 2010)
- Allen Pyke Associates Addendum to Landscape Strategy: Detailed Planning Application 2224-LP-02 (Rev D)
- King Sturge Planning Statement (May 2010)
- Stilwell Partnership: PPG24 Noise Assessment (May 2010, version 2.0)
- King Sturge: Statement of Community Involvement (May 2010)
- Hyder: Transport Assessment (001-UA000666-GD-R-02, 26th May 2010)
- Hyder: Travel Plan (001-UA000666-GD-R-02, 26th May 2010)
- Utilities (Investigation of Underground Services) Report (7486-04 , 4th January 2010)

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

- (3) The following activities must not be carried out under any circumstances:
- (i) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - (ii) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - (iii) Nothing shall be attached to or supported by a retained tree.
 - (iv) No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - (v) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

Reason: To ensure health and vitality of the existing trees throughout the duration of the development in the interests of the occupants and general public.

- (4) No further extensions or buildings shall be constructed within the curtilage of the dwellinghouse(s) subject of this application, notwithstanding the provisions of Classes 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(s): To prevent an over development of the site and undue loss of amenity to adjoining occupiers.

- (5) The window(s) on the south face of the private block adjacent to Hillcrest Gardens shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

- (6) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

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

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the environment and residential amenity.

- (8) No demolition works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and may include details of:

- (i) Induction and personnel awareness of arboricultural matters.
- (ii) Identification of individual responsibilities and key personnel.
- (iii) Statement of delegated powers.
- (iv) Timing and methods of site visiting and record keeping, including updates.
- (v) Procedures for dealing with variations and incidents.

The local planning authority may require the scheme of supervision to be administered by a qualified arboriculturalist approved by the local planning authority but instructed by the applicant. The approved scheme shall be adhered to throughout the construction and demolition works.

Reason : To ensure the ongoing health and vitality of the existing trees throughout

the duration of the development in the interests of the occupants and general public.

- (9) The applicant shall give written notice to the local planning authority of 7 days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to a RPA, excavations within or close to a RPA, piling, carnage).

Reason: To ensure the ongoing health and vitality of the existing trees throughout the duration of the development, in the interests of the occupants and general public and to enable the Local Authority to monitor such measures.

- (10) All areas shown on the plan(s) and such other areas as may be shown on the approved plan(s) shall be suitably landscaped in accordance with a scheme to be submitted to and approved in writing by the local planning authority prior to commencement of any building work commences on the site.

Such landscape works shall be completed in accordance with a phased implementation plan to be submitted to and approved in writing by the local planning authority prior to commencement of building works on site.

Details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (ii) Hard surfaces including details of materials and finishes. These should have a permeable construction.
- (iii) The location of, details of materials and finishes of, all proposed street furniture, storage facilities and lighting (the lighting should have due regard to potential impact on the pond environment).
- (iv) The location of all proposed signage on site.
- (v) All planting including location, species, size, density and number.
- (vi) Specification of any Nursery Stock trees and shrubs in accordance with BS 3936 (parts 1, 1992, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).
- (vii) Any sustainable construction methods which are to be used.
- (viii) A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.
- (ix) Increase of footway width on the northern side of the site access road alongside House H-01 to a minimum of 2m
- (x) Details of bat, bird and insect boxes

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.

- (11) Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any building work on the site. The fencing, walls, gateways and means of enclosure shall thereafter be retained at the height and position as approved.

Such details shall include:

- (i) Specify type of fence e.g.; palisade, close-board, rails, weld-mesh, ball-stop etc.
- (ii) Specify all dimensions including height, length and thickness.
- (iii) Specify material(s), construction and manufacturer if appropriate
- (iv) For walls specify type, brick colour/pattern, mortar, render, or other finish including construction details.
- (v) Details of any alterations, extensions or repairs to existing boundaries.

Reason: In the interests of the privacy and amenity of the occupants of the application site and neighbouring properties and the visual amenity and character of the locality.

- (12) A Landscape Management Plan for maintenance of all hard and soft landscape areas is to be submitted to and approved in writing by the local planning authority prior to commencement of any building work on the site. This should comprise a maintenance schedule and any specific management duties.

Such details may include:

- (i) Regular watering of trees/shrubs, especially during dry periods in the first 2 years of establishment.
- (ii) Spot weeding and application of appropriate herbicides or fungicides if necessary.
- (iii) Inspection and checking of all plants and for health and/or damage to plants.
- (iv) Mowing/grass-cutting regimes to amenity lawns, sports turf, rough grass or wildflower grass.
- (v) Loosening of tree ties, mulching, necessary removal of tree stakes and pruning if necessary.
- (vi) Necessary pruning, dead heading, trimming, mulching of shrubs.
- (vii) Removal of litter, debris or any other detrimental material from all hard and soft landscape.
- (viii) Digging over, aerating, composting, mulching application of fertilizer as appropriate to soils.
- (ix) Care not to damage any trees or shrubs by strimming and adding protection as required.
- (x) Necessary cleaning and repair of all hard materials and elements including permeable paving.

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.

The landscaping shall be maintained in accordance with the approved Landscape Management Plan.

Reason: To ensure the survival and ongoing vitality of, all plants and soft landscape.

To ensure the environment for the local community and residents continues to remain pleasant and attractive indefinitely. To prevent any financial loss due to neglect, sickness and/or damage to any plants.

- (13) Details of all (appropriately aged) play spaces (to be) shown on the approved plans are to be submitted to and approved in writing by the local planning authority prior to commencement of any building work on the site.

Such landscape works shall be completed in accordance with a phased implementation plan to be submitted to and approved in writing by the local planning authority prior to commencement of building works on site.

Details shall indicate:-

- (i) Any proposed boundary treatments including walls and fencing, indicating materials and heights.
- (ii) Equipment including details of types of equipment to be installed.
- (iii) Surfaces including details of materials and finishes.
- (iv) Existing contours and levels and any alteration of the ground levels, such as earth mounding.
- (v) All planting including location, species, size, number and density.
- (vi) The location of all proposed signage on site.
- (vii) The location and details of all proposed furniture and lighting including but not limited to bollards, litterbins, light columns and up lights.

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 appearance and setting of development so that the facilities provide a benefit to the local community and residents.

- (14) No development shall take place (including demolition works) until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
- (a) a survey of the extent, scale and nature of contamination;
 - (b) an assessment of the potential risks to:
 - (i) human health,
 - (ii) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - (iii) adjoining land,
 - (iv) groundwaters and surface waters,
 - (v) ecological systems,
 - (vi) archaeological sites and ancient monuments.

Reason: To ensure the contaminated land is properly treated and made safe before development, to prevent pollution of groundwater and to protect public health.

- (15) The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the

approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

Reason: To ensure the contaminated land is properly treated and made safe before development, to prevent pollution of groundwater and to protect public health.

- (16) The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated July 2010, reference 131352-R1(2) by RSK Group PLC and the following mitigation measures detailed within the FRA:
- (i) Limiting the surface water run-off generated by 1 in 100 year critical storm event so that it will not exceed the Greenfield run-off rate of 14l/s as detailed in section 4.2.1 and Figure 6 Rev P1 of the FRA
 - (ii) Provision of surface water storage on-site to accommodate a critical duration 1 in 100 year storm even (with an allowance for climate change) as detailed within section 8.3 and shown on Figure 5 Rev P1 of the FRA
 - (iii) Sustainable Drainage Systems to provide on-site attenuation for the critical 1 in 100 year storm event (with an appropriate allowance for climate change) including use of overground attenuation pond and porous paving as shown on Figure 5 Rev P1 and detailed in sections 8.3 and 8.4 of the FRA

Reason: To prevent flooding from surface water and flood events and to ensure this is achieved in a sustainable manner

- (17) Prior to commencement the following further details relating to the Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, and the works shall be carried in accordance with the approved plans:
- (i) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - (ii) Confirmation of the critical storm duration.
 - (iii) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - (iv) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
 - (v) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
 - (vi) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

Reason: To ensure the works will prevent flooding from surface water and flood events and to ensure this is achieved in a sustainable manner.

- (18) No development shall take place, including demolition and ground works, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority, in consultation with English Heritage. Such a programme should include:

- (i) An archaeological project design prepared in accordance with the appropriate English Heritage guidelines
- (ii) An appropriate mitigation strategy, which may include archaeological excavation, in the event of significant archaeological remains being encountered

English Heritage will advise on whether archaeological remains are significant.

Reason: The development of this site is likely to damage heritage assets of archaeological interest.

- (19) No impact piling shall take place until a piling method statement has been submitted to and approved in writing by the Local Planning Authority, in consultation with the relevant water or sewerage undertaker. This should include the following details:

- (i) The type of piling to be undertaken
- (ii) The methodology by which such piling shall be carried out
- (iii) Measures to prevent and minimise the potential for damage to sub-surface water or sewerage infrastructure
- (iv) A programme for the works
- (v) Any piling must be undertaken in accordance with the terms of the approved piling method statement

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure.

- (20) Development shall not be commenced until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The impact studies should include a determination of the magnitude of any additional capacity required in the system and a suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to cope with the additional demand.

- (21) Details of adequate arrangements for the storage and disposal of refuse, food waste, paper and cardboard waste and recyclable material (including litter bins inside and outside the premises) for the terraced houses shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to commencement of the use hereby approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (22) Details of the proposed cycle storage for the terraced houses shall be submitted to and approved in writing by the Local Planning Authority and completed in all respects in accordance with the details so approved before the respective buildings are occupied.

Reason: To ensure there is adequate provision for the storage of cycles.

- (23) Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any construction work is commenced (not including demolition) and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

- (a) the windows, their frames and glazing bars, for both the terraced houses and the flats, including materials, colour and samples if necessary;
- (b) sections showing the window reveals at 1:20 scale;

Reason: These details are required to ensure that a satisfactory development is achieved.

INFORMATIVES:

- (1) The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the piling method statement.
- (2) Thames Water requests that the applicant should incorporate within their proposal protection to the property by installing a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- (3) With regard to surface water drainage it is the responsibility of the 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.
- (4) Thames Water recommend that petrol/oil interceptors be fitted in all car parking/washing facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local water courses.
- (5) The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

- (6) Japanese knotweed is classed as a notifiable weed under the Wildlife and Countryside Act 1981. It is an offence to "plant or otherwise cause to grow in the wild" which has implications for control methods. Vegetative material and contaminated soil is classed as 'controlled waste' under the section 43 of Environmental Protection Act, 1990, and therefore must be disposed of at a licensed landfill site in accordance with the Environmental Protection (Duty of Care) Regulations, 1991.

REFERENCE DOCUMENTS:

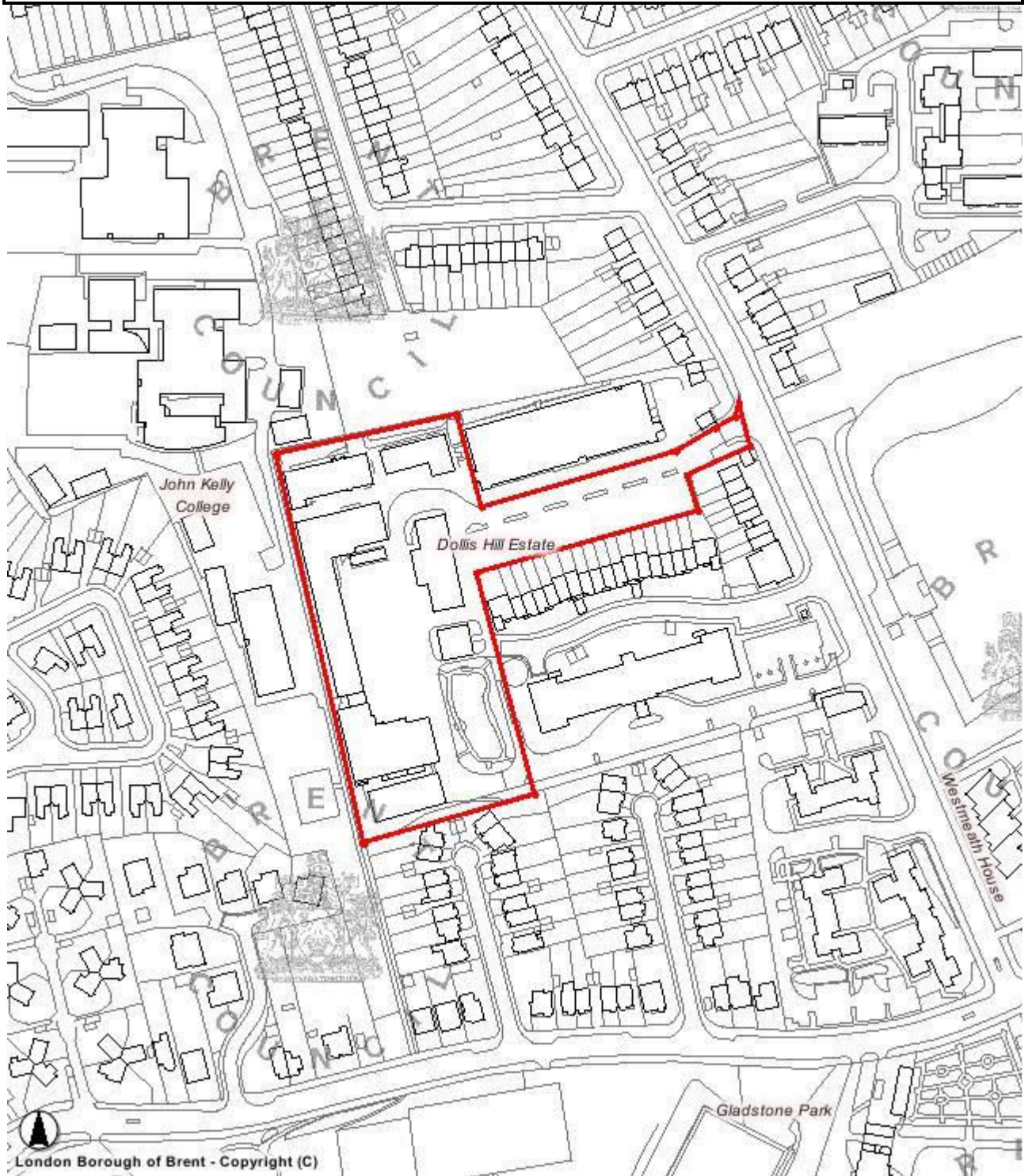
Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: Dollis Hill Estate (excluding Further Education College and Gatehouses), Brook Road, London, NW2 7BZ

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