

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

2 July, 2015
07
15/0687

SITE INFORMATION

RECEIVED: 9 March, 2015

WARD: Mapesbury

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 141 Walm Lane, London, NW2 3AU

PROPOSAL: Change of use of existing nursing home (Use class C2) to residential (C3) with conversion of the building into six self contained flats (1x 1bed, 3x 2 bed, 1x 3bed and 1x studio flat). To include:

- demolition of existing rear conservatory and rear storage structures and erection of new single storey side/rear extension adjacent to no. 143 Walm Lane;
- removal of existing 1st floor rear fire door and window and replacement with aluminium bifold doors with Juliet balcony
- removal of rear fire escape stairs
- replacement of existing rear dormers and lift shaft with 2 new rear dormers containing timber sash windows and insertion of 1 rear rooflight
- replacement of existing roof tiles with natural slates tiles;
- removal of white paint from frontage
- restoration of original porch front
- replacement of all existing uPVC windows and widows to existing front dormers with double glazed timber sash windows
- setting-back of existing single storey side extension and insertion of non-opening side-hung timber garage doors to frontage and insertion of 1 rooflight
- associated forecourt landscaping and 2 parking spaces
- Car-free

APPLICANT: Mr N Naumann

CONTACT: ADL Planning Ltd

PLAN NO'S: See Condition 2

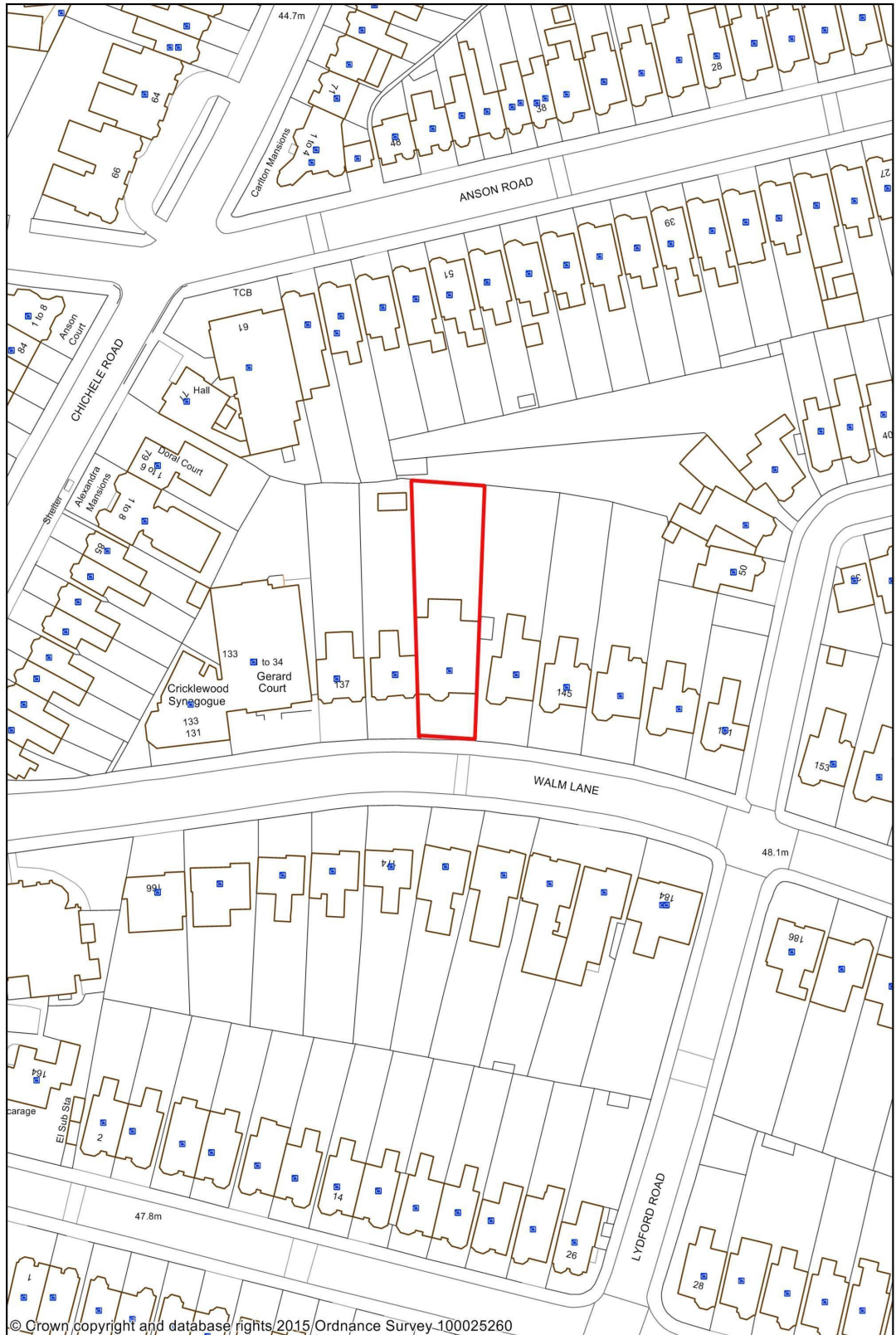
SITE MAP



Planning Committee Map

Site address: 141 Walm Lane, London, NW2 3AU

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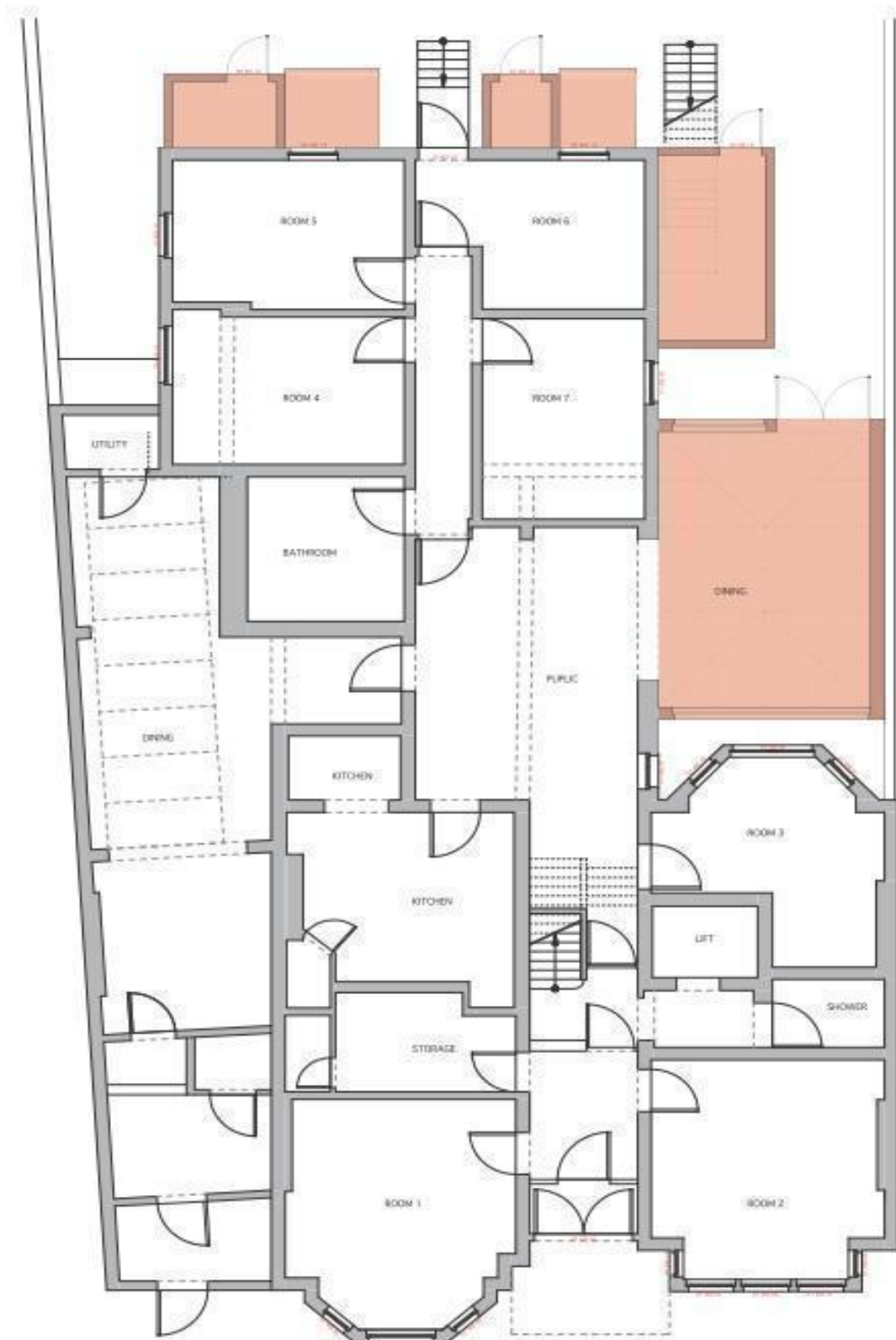
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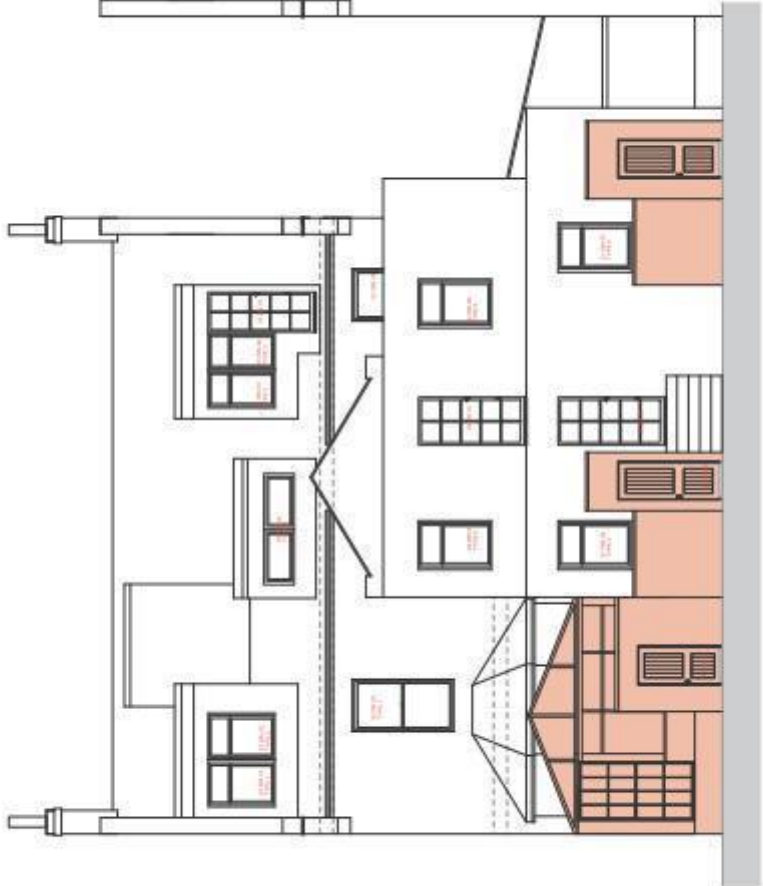


This map is indicative only.

SELECTED SITE PLANS
SELECTED SITE PLANS
Existing ground floor plan



Existing rear elevation



RECOMMENDATIONS

Approval, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Change of use of existing nursing home (Use class C2) to residential (C3) with conversion of the building into six self contained flats (1x 1bed, 3x 2 bed, 1x 3bed and 1x studio flat). To include:

- demolition of existing rear conservatory and rear storage structures and erection of new single storey side/rear extension adjacent to no. 143 Walm Lane;
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- associated forecourt landscaping and 2 parking spaces

B) EXISTING

A two storey detached property used as a care home for elderly residents. The property was originally built as a large single family dwellinghouse and is located within the Mapesbury Conservation Area, which is predominantly residential in character. The site is not listed.

Planning history: The application site comprises a C2 residential care home which accommodated 19 bed spaces for elderly people. The care home was given planning permission for change of use from a C3 house to C2 in 1973 with the benefit of planning permission C9800 4447, with subsequent permissions allowing capacity for 22 patients (1976) and 18 patients at appeal that same year (LPA ref: H3158 2202). Planning permission was also granted for various extensions to the property.

Present situation: Alterations and extensions to the building during the course of its use as a care home encompass features which are generally not supported within the Mapesbury conservation area. These include roof extensions in the form of front dormers and front rooflights, a rear lift shaft projection; a fire escape to the back of the property; a front canopy structure; a flat roof side extension; the painting of brickwork; removal of finials and decorative ridge tiles. The forecourt of the property has planted borders but it is well below the 50% planting normally required in the conservation area. To the rear of the property is an atypical 2 storey extension which provides a fire escape platform at 1st floor level and is built around the original pitched roof outrigger of the property. The remaining rear garden has an approximate size of 84sqm. It is acknowledged that these extensions were supported due to the use of the building as a residential care home.

Neighbouring properties:

- *143 Walm Lane:* is to the east of the application site. This property is sub-divided into 4 flats with the benefit of planning permission 94/0609; which included a 2 storey and single storey rear extension.
- *139 Walm Lane:* is to the west of the application site. This property is sub-divided into 4 flats with the benefit of planning permission 92/0936 which included the erection of 3 rear dormer windows.

C) AMENDMENTS SINCE SUBMISSION

During the course of the application process, amendments were requested for:

- Changes to the rear dormers to be in line with the Mapesbury design guide
- Removal of the fire escape
- Removal of 1st floor rear tarrace/balcony
- Planting to the forecourt with 2 off-street parking spaces
- Make good the frontage of the property by removal of white paint; porch canopy; insertion of false timber garage doors to side extension
- Disperse rear cycle parking
- Better route for rear garden access for upper floor flats

D) SUMMARY OF KEY ISSUES

Loss of C2 Use: This application seeks approval for change of use of the existing building from a residential care home for 19 elderly patients; to C3 residential as 6 flats, together with various alterations to the property in line with the Mapesbury Design Guide; forecourt landscaping, cycle parking and to be car-free .

Conversion to 6 units: Sub-division of the property to 6 flats is possible because of existing extensions to the property, in particular a single storey side and 2 storey rear extension. All proposed units will have internal space standards that are above the London Plan requirements and will have access to outdoor amenity space.

Rear 1st floor terrace: This element of the proposal has been removed

E) MONITORING

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

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Assembly and leisure	0		0	0	
Businesses / research and development	0		0	0	
Businesses and light industry	0		0	0	
Businesses and offices	0		0	0	
Drinking establishments (2004)	0		0	0	
Financial and professional services	0		0	0	
General industrial	0		0	0	
Hot food take away (2004)	0		0	0	
Hotels	0		0	0	
Non-residential institutions	0		0	0	
Residential institutions	530		530	-530	
Restaurants and cafes	0		0	0	
Shops	0		0	0	
Storage and distribution	0		0	0	

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Flats û Market)										
EXISTING (Bedsits/Studios & Market)										
PROPOSED (Flats û Market)	0	4	1							5
PROPOSED (Bedsits/Studios & Market)	1									1

RELEVANT SITE HISTORY

History relates to C2 nursing home

09/2195 - Granted, 04/11/2009

Erection of first-floor extension including extension of existing extract duct and insertion of window to first floor adjacent to 139 Walm Lane

03/0975 - *Granted*, 13/05/2003
Erection of ground-floor side extension

01/1234 - *Granted*, 18/01/2002
Erection of a single-storey rear conservatory

H4476 3140 - *Granted*, 21/01/1977
Erection of 2 front dormers & retention of 2 rear dormers

H3158 2202M - *Granted*, 24/11/1976
CoU to nursing home for 18 patients

H1823 1239M - *Appeal allowed*, 24/11/1976
Retention of front and rear extensions, external staircase, rear dormer, front porch & parking spaces, alterations to front dormer & formation of rear dormers & continued use of property as nursing home

Further permissions for extensions relating to the nursing home

CONSULTATIONS

Dated: 10 Mar 2015

Site notice: 09 April 2015 & 19 April (14 days)

Press Notice: 16 April 2015

Neighbours/Representees:

Forty-seven (47) neighbouring properties were consulted, as well as the Mapesbury Residents' Association.

- Eleven (11) objections were received:

Objection	Officers response
<p><i>Consultation process:</i> A consultation letter was not received by any of the householders within no. 143 Walm Lane nor was it received by any surrounding neighbours; additionally, the site notice was removed after it was displayed.</p>	<ul style="list-style-type: none"> • Consultation letters were sent out on 10 March to all 4 flats within no. 143 and to other neighbouring sites. • In response to neighbouring concerns about the consultation process on 19 May 2015 a further site notice was displayed and consultation letters hand delivered to all consultees to allow for a further 14 days of consultation.
<p><i>Number of flats:</i></p> <ul style="list-style-type: none"> • Six flats is too many for the property. It is an overdevelopment of the site; • Will have increased noise generation 	<ul style="list-style-type: none"> • Due to existing extensions to the nursing home, six flats can be adequately accommodated and will be of an internal floor area more generous than the essential floorspace parameters set out in the London Plan(2011). As such, the existing capacity of the site, without further extensions is not considered to be an overdevelopment of the site. • The existing site contains 19 bed spaces and would have had further accommodation for 1 or 2 on-site staff. The proposed flats would accommodate a minimum of 21 people. However, the amount of noise that would be generated from the proposal is not considered to be excessive and unlikely to have a significant impact to neighbouring amenity.
<p><i>First floor terrace:</i></p> <ul style="list-style-type: none"> • Unacceptable as it will overlook 	<ul style="list-style-type: none"> • This feature of the proposal has been removed. A Juliet balcony is proposed.

<p>neighbouring gardens and the partial screen will not address this</p> <ul style="list-style-type: none"> • This will set a precedent for rear terraces; • This feature does not accord with existing architecture and give impression of dominating the wall aspect and overwhelming this aspect of the building and will overbear the adjacent properties; • The opaque glass will result in a feature that will give the appearance of an additional extension thus increasing the height of the rear of the property; • An over head awning could be erected creating an infill addition; • Increased noise generation 	<ul style="list-style-type: none"> • Issues of overlooking and formation of an over dominant impression to the rear wall are removed. • A Juliet balcony is considered to have an impact that is no different to a window. Access to the flat roof will be prevented by the balustrade fitted across the bifold doors
<p><i>Parking:</i></p> <ul style="list-style-type: none"> • Six flats would generate further parking demand; • Create overspill parking and will be chaotic • The planning statement indicates 4 off-street spaces will be provided, but only 2 are shown on plan 	<ul style="list-style-type: none"> • The applicant has been made aware that only two off-street parking spaces will be possible because of the requirement for 50% forecourt planting. • A car-free condition will be attached to the property to ensure that occupiers can not apply for car parking permits. As such, the proposal is considered unlikely to generate an overspill of parking • a car-free condition prevents occupiers from obtaining on-street parking permits
<p><i>Bins:</i></p> <ul style="list-style-type: none"> • Communal bins should be provided for practicality and lined up just inside the front gate 	<ul style="list-style-type: none"> • The applicant is aware of the new 'green' bin policy and so revised plans for a less cluttered arrangement will be provided; including shared bins • Compost bins to the rear garden will be included
<p><i>Features the proposal does not taken account of:</i></p> <ul style="list-style-type: none"> • Chimney stacks have not been accounted for and will be removed. These are a feature of the property. • The 2 front rooflights should be removed in line with the design guide; • The electric metre boxes have not been shown on plan and should not be placed on the front elevation; • a tradition footpath to the front door should be reinstated. 	<ul style="list-style-type: none"> • The applicant will be made aware of the absence of chimney detail. However, in the absence of working chimneys, it is not considered a key feature to re-instate • It is not considered fair to request the removal of the existing 2 front rooflights. however, it will be requested that the replacement rooflights be conservation style. • Details about placement of gas/electric metre boxes will be requested by condition to ensure they are not obvious from the frontage • Reinstatement of a traditional footpath to this design of property is not considered appropriate as it is likely to have had an in-out driveway. Nonetheless, if the latter is to be re-instated it would decrease the amount of landscaping that would otherwise be possible and would require the insertion of a new vehicular crossover which may cause the loss of an on-street parking space. As such, the current arrange is considered acceptable.
<p><i>Rear garden:</i></p> <ul style="list-style-type: none"> • This should not be sub-divided as it is not in the character of the CA. • There should be planting in the rear garden including trees 	<ul style="list-style-type: none"> • Because of the family sized unit, it is preferable that 50sqm of private amenity space be required. Further sub-division of the rear garden is proposed because of the siting of the family amenity provision.

- Tree planting to the rear garden can be requested by condition

POLICY CONSIDERATIONS

National policy guidance

National Planning Policy Framework 2012 : This sets out 12 core planning principles, of which the following are relevant. Planning should:

- be genuinely plan-led, empowering local people to shape their surroundings;
- proactively drive and support sustainable economic development to deliver the homes, infrastructure and thriving local places.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Regional policy guidance

The Further Alterations to the London Plan 2015

The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications.

Chapter 3 - London's People

- Policy 3.2: Improving Health and addressing Health Inequalities
- Policy 3.3: Increasing Housing Supply
- Policy 3.5: Quality and Design of Housing Development
- Policy 3.9: Mixed and Balanced Communities
- Policy 3.17: Health and Social Care Facilities

Chapter 4 - London's Economy

Chapter 6 - London's Transport

- Policy 6.3: Assessing Effects of Development on Transport Capacity
- Policy 6.5: Funding Crossrail and other strategically important transport infrastructure
- Policy 6.9: Cycling
- Policy 6.13: Parking

Chapter 7 - London's Living Places and Spaces

- Policy 7.2: An Inclusive Environment
- Policy 7.4: Local Character
- Policy 7.5: Public Realm
- Policy 7.6: Architecture
- Policy 7.15: Reducing Noise and Enhancing Soundscapes
- Policy 7.19: Biodiversity and Access to Nature

Chapter 8 - Implementation, Monitoring and Review

- Policy 8.3: Community Infrastructure Levy

Local policy guidance

Brent's Core Strategy 2010

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

CP1: Spatial Development Strategy
 CP2: Population and Housing Growth
 CP21: A Balanced Housing Stock

Brent's Unitary Development Plan 2004

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP), which was formally adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

Built Environment

BE2: Townscape - Local Context & Character
 BE3: Urban Structure - Space & Movement
 BE5: Urban Clarity & Safety
 BE6: Public Realm - Landscape Design
 BE7: Public Realm - Streetscape
 BE9: Architectural Quality
 BE11: Intensive and Mixed Use Developments
 BE12: Sustainable Design Principles
 BE25 - Development in Conservation Areas
 BE26 - Alterations and Extensions to Buildings in Conservation Areas

Housing

H17: Flat conversions
 H18: quality of flat conversions
 H12: Residential Quality - Layout Considerations
 H13: Residential Density

Transport

TRN3: Environmental Impact of Traffic
 TRN4: Measures to make Transport Impact Acceptable
 TRN10: Walkable Environments
 TRN11: The London Cycle Network
 TRN23: Parking Standards - Residential Developments

Conservation Area Design Guides

Mapesbury Design Guide

DETAILED CONSIDERATIONS

C2 use of building

1. *Loss of Use:* The care home closed down in October 2014. The loss of this care home with 19 bed spaces is not considered to negatively affect the capacity of the borough to provide accommodation for elderly users because there is currently a 15% vacancy rate in the borough for such spaces as identified by the Council's adult social care department. The existing site is known as a 'traditional care home' because of its lack of en suite rooms and absence of other modern facilities which enable people to have relatively independent lives but to live within a community. The Council's Market Development Strategy and Engagement Plan for Adult Social Care titled '*Empowering people to be independent*' states that "Brent's overall use of traditional Care home provision is declining in line with meeting peoples needs better at home and using new models of care and support". It is also noted that since the new accommodation model came into place, the take up of traditional care home places has declined. There are a number of purpose built sites under construction or planned which better meet the identified care needs for Brent's elderly population.
2. *Other care homes:* In order to support the loss of the property as a care home, the applicant has

presented data showing 8 care homes providing 394 bed spaces within 1 to 1.5 miles of the application site; and the existence of larger scale care homes within 3 to 4 miles of the application site. In total, 459 en suite bed spaces are present. See printed maps.

3. *Viability:* A further issue which adds weight for the loss of this care home is its physical state and investment required to bring the property in line with modern standards set out by the Care Quality Commission (CQC) e.g. to have en suite facilities, wider doorway widths and circulation space to enable easy manoeuvrability for wheelchair users. It is the layout constraints of the building, which was originally built as a large family dwellinghouse, that also restrict the modernisation of the building in line with CQC standards. According to the applicant, prior to closure of the home a number of residents at Walm Lane chose to move to more modern facilities.

Conversion to flats

4. *Principle:* The original gross internal area (GIA) of the house would comply with conversion standards set out in the UDP(2004) and as such conversion to flats is supported. A further requirement for conversion is the re-provision of a family sized unit which should contain at least 3 bedrooms with direct access to a minimum of 50sqm of outdoor private amenity space. This requirement has been fulfilled and as such the principle for conversion is acceptable.
5. *Scale of proposal:* The applicant explains that the existing footprint of the property resulting from various extensions of the care home would make the site too large to provide a single dwellinghouse. Given the proposed sizes of each unit, which are above the essential London Plan space standards with access to outdoor amenity space, the proposal to provide 6 units without further extension is considered acceptable because of the existing situation. Table 1 provides a summary of the units

Table 1: Size & mix of units

Flat no.	Capacity	Location & Outlook	Proposed GIA	Outdoor amenity
1	2b 4p	Ground floor, west side. Front & rear aspect	89.9sqm (LP.70sqm)	Yes
2	1b studio	Ground floor, east side. Front & rear aspect	44.6sqm (LP.37sqm)	Yes, private & communal
3	3b 6p	Ground floor, centre & rear. Side & rear aspect	107.9sqm (LP.95sqm)	Yes, private
4	2b 4p	1 st floor front. Front & rear aspect	92.3sqm (LP.70sqm)	Yes, communal
5	2b 3p	1 st floor rear area. Side & rear aspect	64.4sqm (LP.61sqm)	Yes, communal
6	2b 4p	Roof space. Front & rear aspect	71.2sqm (LP.70sqm)	Yes, communal

Standard of accommodation:

6. *Space standards & mix:* As set out in Table 1, all units as proposed will exceed the essential space standards set out in the London Plan (2011). The inclusion of a 3 bedroom family size unit with access to the rear garden is a welcome addition given policy CP21 only requires a family sized unit where 10 or more units are proposed. As such, the other four 2 bed flats and 1 studio are considered an acceptable mix of units to the proposal with the 2 ground floor units having direct access to the rear garden and the remainder having communal access to a rear garden space. In terms of quality of outdoor amenity space, a condition will be attached requiring the planting of some trees and shrubs to the rear gardens spaces. Overall, the layout of the 6 flats sits comfortably within the existing building without having to extend substantially. Having assessed whether alternative layouts would be possible, it was concluded that the submitted plan was the most facile with the building already extended in the manner it has been.

7. *Living conditions:* All units will be stacked in compliance with standards set out in SPG17, with living rooms and kitchens above similar rooms and bedrooms above bedrooms. This will ensure noise transference is minimised. A condition will be added to the proposal for post-construction sound test insulation. In relation to outlook, flats 1,2,4 and 6 have dual aspect to front and rear. Flats 3 has good outlook to the rear and 2 of its bedroom will have outlook to a small private space considered acceptable. Flat 5 on the 1st floor has good outlook to the front and outlook to the side, with its western outlook to the flank wall of no. 139 Walm Lane; but on balance this unit is considered to have good outlook.
8. *Outdoor amenity space:* The council's built environment policy for flat conversions does not support the sub-division of rear gardens because it is considered to erode part of the character of a locality. In this case, because of the need to provide private amenity space for the family sized unit, sub-division is considered appropriate. A further private garden is to be provided for flat 2 due to the central division of the garden for the 3-bed unit. The remainder of the garden space will be communal. Revised Plans showing sub-division and rearranged access route to the communal garden will be submitted before the Committee meeting and updated in the supplementary report.

Impact to Neighbouring Amenity

9. *Juliet balcony:* This will be inserted at the back as an alternative to the previously proposed 1st floor balcony. The roof terrace was removed from the proposal given its unacceptability in relation to overlooking and visual amenity. A Juliet balcony is considered to have a similar impact as a window in that outlook is limited from within the room the person is standing in i.e. there is no outside platform on which a person can step onto because of the balustrade placed across the doors. The Juliet balcony will be set away from the shared boundary with no. 143 Walm Lane by 3m and from 139 Walm Lane by 2m. As such, impacts from overlooking to neighbouring privacy are considered to not to be significantly affected.
10. *Rear dormers:* The existing rear dormers and lift shaft are to be removed. Two new rear dormers are to be installed inline with design principles set out in the Mapesbury Design Guide. As such, the cumulative width of the dormers will be half the width of the original rear roof plane and will contain timber sash windows on their front faces. The side cheeks will be covered with natural slate to match the roof. As such, this development is acceptable and will provide an improvement to the existing situation.
11. *Rear fire escape:* This existing feature is to be removed from the proposal because of its presence to create overlooking via its use as access to the rear garden and potential for noise generation.

Visual Impact:

12. *Forecourt – bins & parking:* Revised plans have been requested for a less cluttered arrangement of bins on the forecourt, primarily by having shared bins. Two parking spaces will be provided to show a safe turning of the cars within the forecourt to allow a safe forward exit of cars from the forecourt. The new forecourt layout is to provide 50% soft landscaping in line with the Mapesbury Design Guide.
13. *Windows & front porch:* Existing windows that are uPVC are to be replaced with new timber sash windows in order to restore the property with original features, particularly on the front elevation. Plans indicate timber sash with a sliding sash which is acceptable. The required horn detail of the top sash is not indicated, but this will be set as a condition. The existing front porch canopy will be removed and the open porch restored to its original character. These elements of the proposal are considered to beneficial to the conservation area and property.
14. *Rear 1st floor bi-fold doors (Juliet balcony):* These will be of aluminium construction which is acceptable in relation to the conservation area. A condition will be set to ensure it is dark grey in colour which is considered to provide a better appearance.
15. *Side extension :* The existing flat roofed single storey side extension which is flush with the main front wall of the property is to be set-back 1m from the front of the building to provide subservience. Side extensions are not common to properties of this design in Mapesbury and as such it was requested that

the existing secondary front door be replaced with a timber side-hung false garage door and a pitched roof replace the flat roof. The set-back, change in roof and garage door are considered to provide a better appearance to the property that is more in line with the conservation area.

Transportation

- 16. Car parking:** The application site has a good public transport accessibility with a PTAL rating of level 4 and sits within the controlled parking zone (CPZ) "MW" operating from 08.00-18.30 Monday to Saturday. Transportation have requested that 3 off-street parking spaces be provided because of the number and size of units proposed. However, given the site is within the Mapesbury Conservation area the requirement to provide/reinstate 50% soft landscaping must be balanced with this parking requirement; with other occupiers of the property being required to park on the street within the CPZ. This would have the potential to lead to an overspill of parking in the CPZ and surrounding streets. However, UDP(2004) policy TRN23, allows residential sites with a good PTAL rating to be conditioned as a car-free development in that occupants will not be permitted on-street parking permits, thereby preventing parking overspill. As such, 2 off-street parking spaces can be provided alongside the 50% soft landscaping requirement as shown on the revised plan. N.B: a newer forecourt layout is to be included with the supplementary report.
- 17. Cycle parking:** Six secure cycle parking spaces are proposed. New plans have been requested to show a distribution of cycle spaces rather than concentrating them in one location which takes up space within the communal garden space. The new plan will be present within the supplementary report.

Conclusion

18. The restoration of the property to a C3 residential premises with re-instatement of forecourt landscaping and a number of alterations to the buildings external appearance; that are all in line with the Mapesbury Conservation Area is considered a welcome proposal. The sub-division into 6 flats with provision of a family sized unit is considered a reasonable and balanced proposal given the existing footprint of the building and ability to provide units that are greater in floor area than the London Plan essential standards.. As such, approval with conditions is recommended.

CIL DETAILS

This application is liable to pay **£0.00*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): 93.51 sq. m.

Total amount of floorspace on completion (G): 433.5 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Dwelling houses	433.5	527.01	-187.02	£200.00	£35.15	-£43,081.39	-£7,571.55

BCIS figure for year in which the charging schedule took effect (Ic)	224	224
BCIS figure for year in which the planning permission was granted (Ip)	258	
Total chargeable amount	-£43,081.39	-£7,571.55

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/0687

To: Anna Thomson
ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

I refer to your application dated 17/02/2015 proposing the following:
Change of use of existing nursing home (Use class C2) to residential (C3) with conversion of the building into six self contained flats (1x 1bed, 3x 2 bed, 1x 3bed and 1x studio flat). To include:

- demolition of existing rear conservatory and rear storage structures and erection of new single storey side/rear extension adjacent to no. 143 Walm Lane;
- removal of existing 1st floor rear fire door and window and replacement with aluminium bifold doors with Juliet balcony
- removal of rear fire escape stairs
- replacement of existing rear dormers and lift shaft with 2 new rear dormers containing timber sash windows and insertion of 1 rear rooflight
- replacement of existing roof tiles with natural slates tiles;
- removal of white paint from frontage
- restoration of original porch front
- replacement of all existing uPVC windows and widows to existing front dormers with double glazed timber sash windows
- setting-back of existing single storey side extension and insertion of non-opening side-hung timber garage doors to frontage and insertion of 1 rooflight
- associated forecourt landscaping and 2 parking spaces
- Car-free

and accompanied by plans or documents listed here:
See Condition 2
at 141 Walm Lane, London, NW2 3AU

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

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are

aggrieved by the decisions of the Local Planning Authority.

2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

Brent Unitary Development Plan 2004
Mapesbury Conservation Area Design Guide

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

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

FP01; FP02;FP03; EL01;EL02;EL03; EL04.
EL05; EL06; EL07; EL08.
P01; P02; FP03.
D01; D02; D03.

Associated documents:
Planning Statement

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

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

- Side-hung timber garage doors to the front elevation
- Natural slate roof tiles
- Timber framed sliding sash windows with horn detailing to top casement to rear dormer windows
- Double glazed aluminium rear door frames to 1st floor rear
- Opaque glass balustrade to 1st floor balcony at a maximum height of 1.9m from terrace level

Reason: In the interests of ensuring a high quality of design that preserves or enhances the character and appearance of the Mapesbury Conservation Area.

- 4 The forecourt landscape works and planting shown on the approved plans shall be carried out in accordance with the approved details prior to occupation of the extension hereby approved.

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

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

- 5 Occupiers of flats within the flats in the converted 141 Walm Lane hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development.

On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

The owner is required to inform any future occupant that they won't be entitled to a Residents Parking Permit or Visitors Parking Permit.

Any Parking Permit issued in error by the Council shall be surrendered should the Council request it.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

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

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

- 7 The following features shall be reinstated to match the original detailing of the original building:-

- Original exposed brick finish: by removal of white paint to the front and flank elevations of the building;
- Front porch detailing: by removal of existing porch addition

Reason: In the interests of visual amenity in a locality of particular architectural/historical significance.

- 8 The proposed rear roof light and replacement front rooflights shall be of the non-projecting Conservation Area type and shall be installed flush with the plane of the roof. All works shall be carried out in accordance with the approved plans.

Reason: In the interests of ensuring a high quality of design that preserves or enhances the character and appearance of the Mapesbury Conservation Area.

- 9 Windows to the front elevation of the property shall comprise timber sliding sash with horn detailing on the upper casement.

Reason: In the interests of ensuring a high quality of design that preserves or enhances the character and appearance of the Mapesbury Conservation Area.

- 10 All residential premises shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following internal noise levels:

Time	Area	Maximum noise level
Daytime Noise 07.00 - 23.00	Living rooms and bedrooms	35 dB LAeq (16hr)
Night time noise 23.00-0700	Bedrooms	30 dB LAeq (8hr) 45 dB LAmax

A test shall be carried out prior to the discharge of this condition to show that the required

internal noise levels have been met and the results submitted to the Local Planning Authority for approval.

Reason: To obtain required sound insulation and prevent noise nuisance

- 11 Details of the provision of a minimum of 6 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- 12 The existing rear stairs for fire escape shall be removed from the building prior to occupation of the development hereby approved.

Reason: To ensure a satisfactory standard of appearance and to avoid interference with the privacy and outlook of adjoining occupiers and in the interests of good neighbourliness.

- 13 Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced 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. Samples shall be kept on site for inspection. Such details shall include:-

- (i) Bricks for side extensions and balustrade
- (ii) Side-hung timber garage door (including colour);

Reason: These details are required to ensure that a satisfactory development is achieved that will enhance and preserve the character of the Mapesbury Conservation Area.

- 14 Notwithstanding the plans hereby approved, further details of the 6 electric/gas metre boxes for each unit shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building and to ensure it is in keeping with and enhances the character of properties in the Conservation Area.

- 15 Details of planting to the garden layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All detailed works shall be carried out as approved prior to the occupation of the premises. Such details shall include:

- (i) planting of the rear garden area with shrubs and/or trees;

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

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 conservation area, 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.

INFORMATIVES

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

2 The applicant is advised that during demolition and construction on site:

- The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site
- The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays
- Vehicular access to adjoining premises shall not be impeded
- All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only
- No waste or other material shall be burnt on the application site
- A barrier shall be constructed around the site, to be erected prior to work commencing
- A suitable and sufficient means of suppressing dust must be provided and maintained

Any person wishing to inspect the above papers should contact Harini Boteju, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5015