

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

29 July, 2015

15/1205

SITE INFORMATION

RECEIVED: 23 March, 2015

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 1 Thanet Lodge, Mapesbury Road, London, NW2 4JA

PROPOSAL: Erection of a 2 storey 4x bedroom dwellinghouse plus basement level and lightwells to the north of Thanet Lodge including pedestrian access from Mapesbury Road (amendment to approved application ref: 14/3463 to include a basement level)

APPLICANT: Java Properties International

CONTACT: Michael Burroughs Associates

PLAN NO'S: See Condition 2.

SITE MAP



Planning Committee Map

Site address: 1 Thanet Lodge, Mapesbury Road, London, NW2 4JA

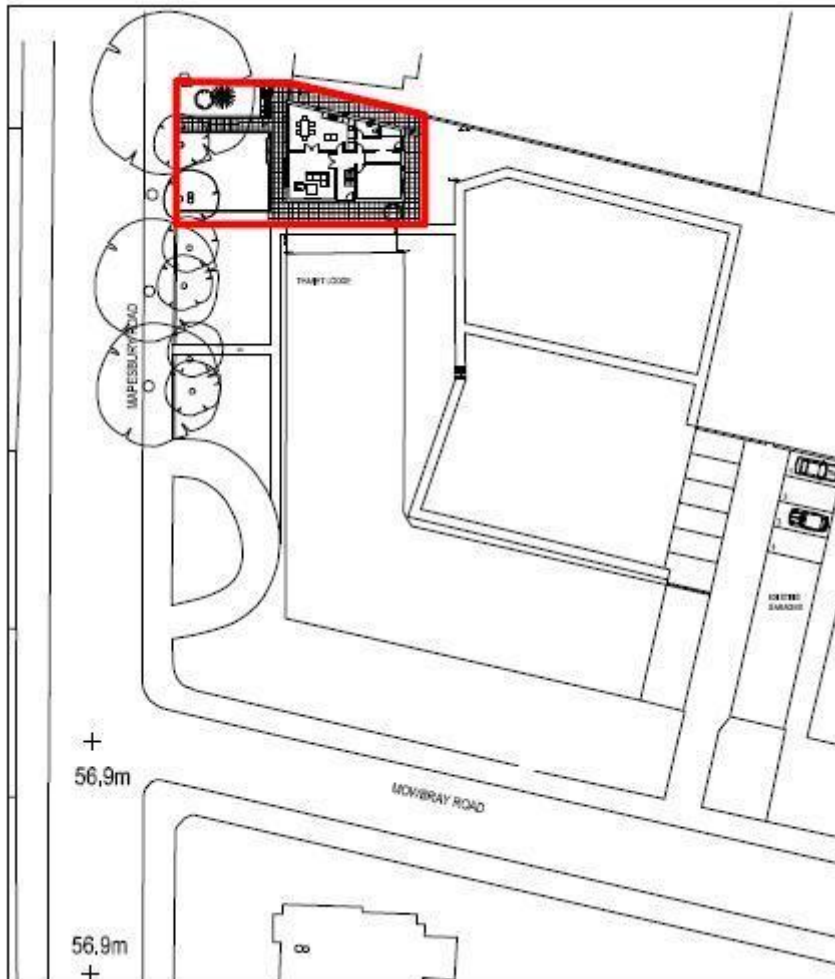
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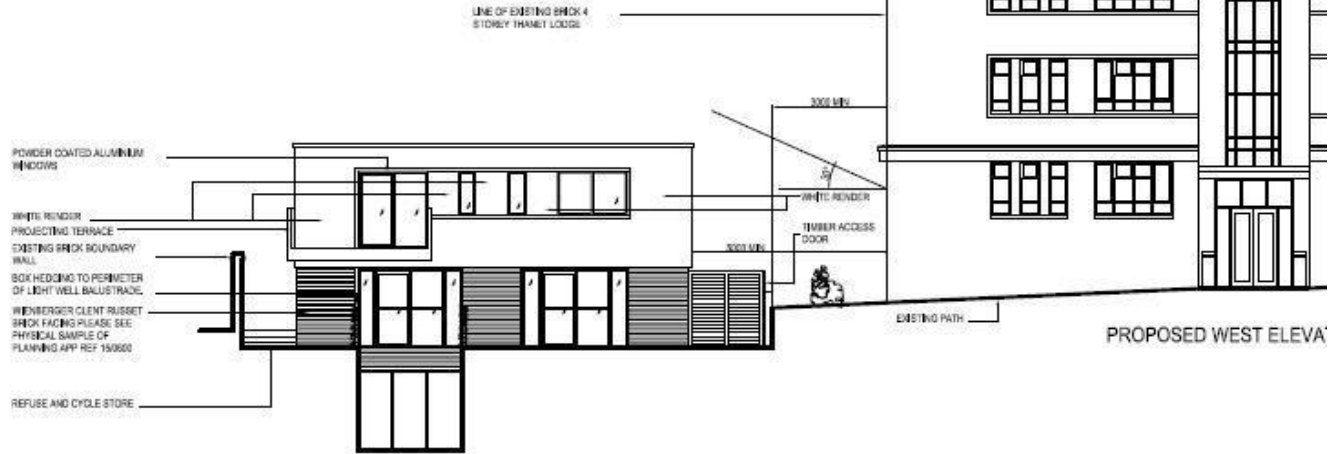
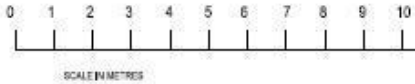
This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

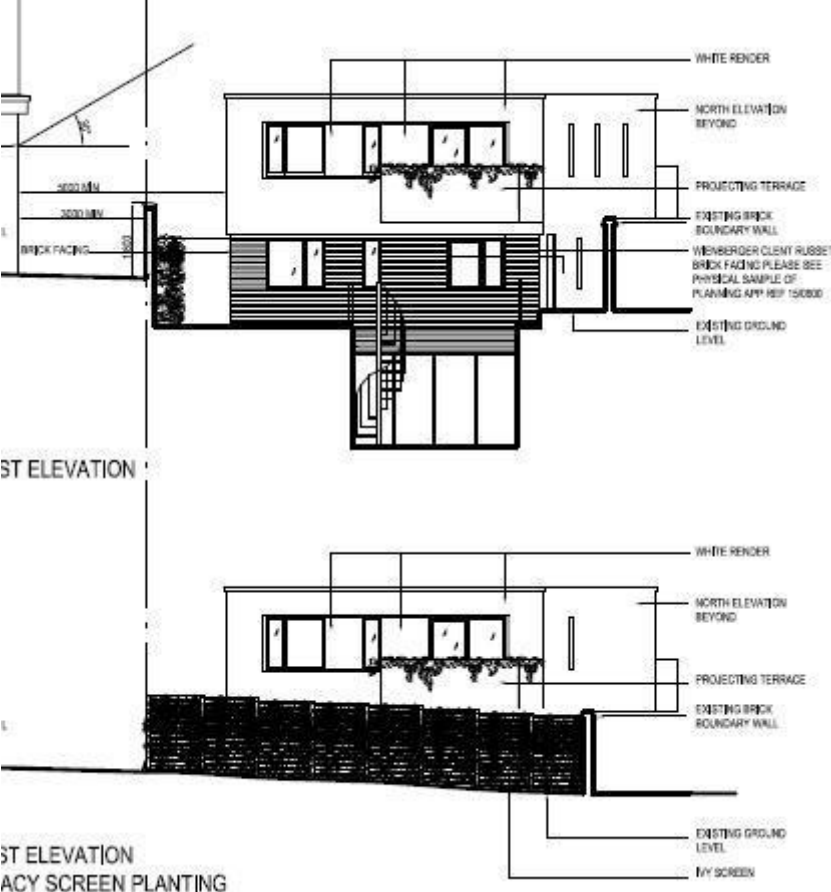
Proposed Site Plan



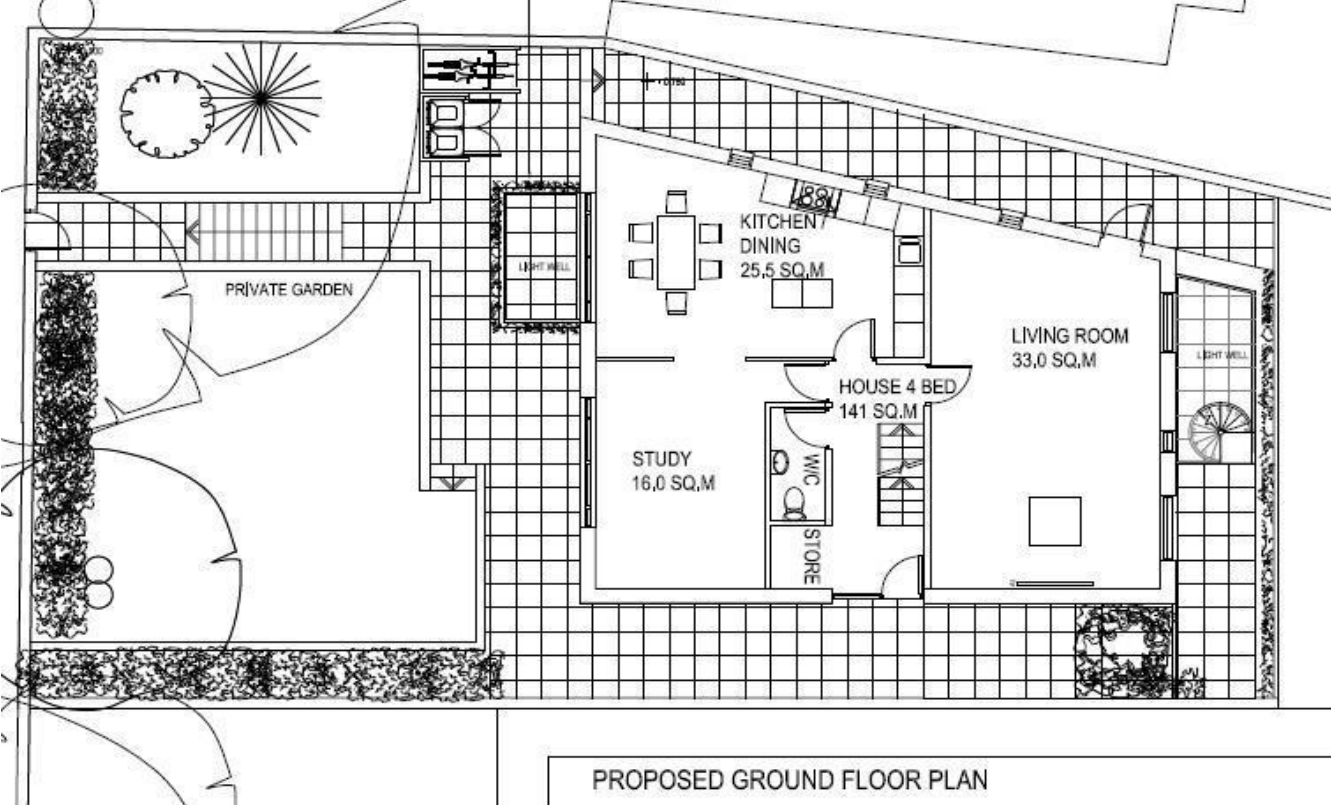
Proposed Front (west) Elevation



Proposed Rear (East) Elevations



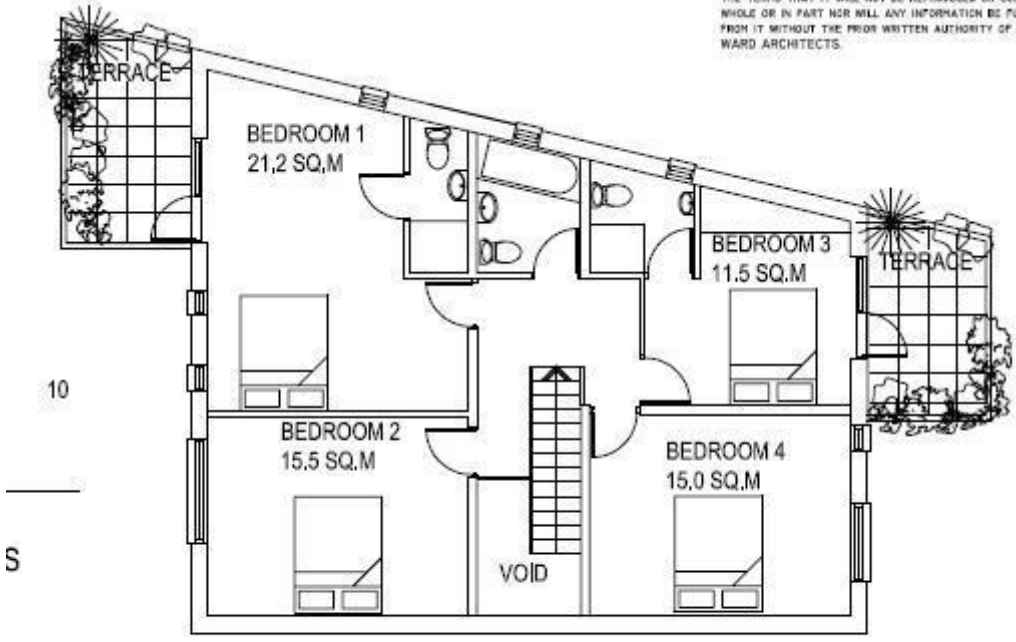
Proposed Ground Floor Plan



PROPOSED GROUND FLOOR PLAN

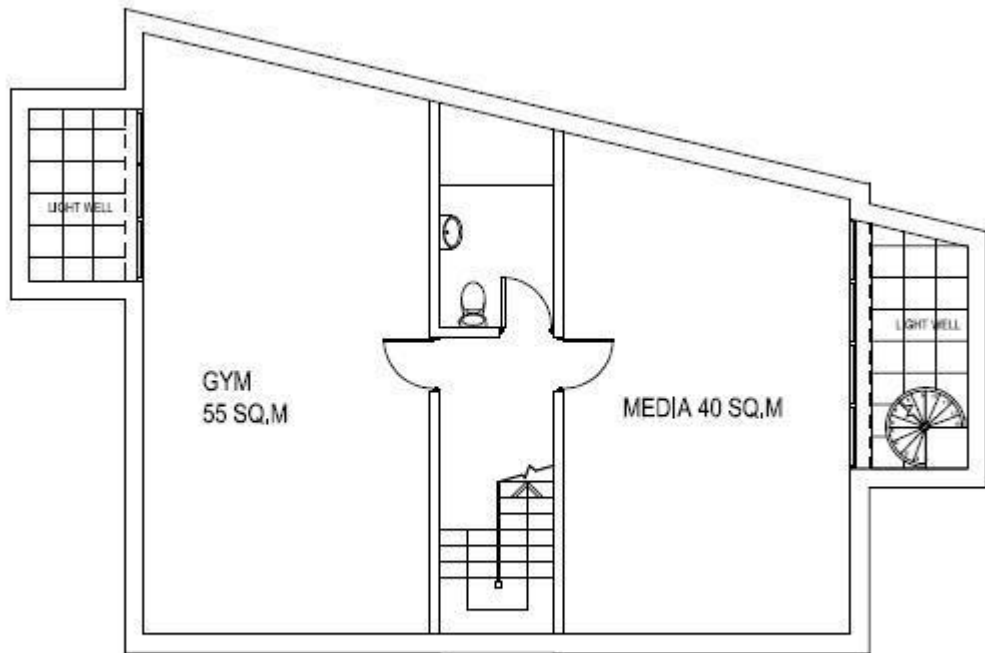
Proposed First Floor Plan

THE TERMS THAT IT WILL NOT BE REPRODUCED BY COPY WHOLE OR IN PART NOR WILL ANY INFORMATION BE PUR FROM IT WITHOUT THE PRIOR WRITTEN AUTHORITY OF A WARD ARCHITECTS.



PROPOSED FIRST FLOOR PLAN

Proposed Basement Level Plan



PROPOSED BASEMENT FLOOR PLAN

RECOMMENDATIONS

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

A) PROPOSAL

The proposal is for the erection of a 2 storey 4x bedroom dwellinghouse plus basement level and lightwells to the north of Thanet Lodge including pedestrian access from Mapesbury Road. The proposal is an amendment to a previously approved application ref: 14/3463 to include a basement level and front and rear lightwells.

B) EXISTING

The proposal site is a piece of land which forms part of a communal garden that services a four storey mid-twentieth century apartment complex (Thanet Lodge) to the south of the site. The site is located on Mapesbury Road and the property is located within the Brondesbury Conservation Area.

The existing apartment complex (Thanet Lodge) consists of 40x self-contained 1x/2x bed flats, including the 4x 2xbed flats at fourth floor level approved in 2003 and completed in 2006.

C) AMENDMENTS SINCE SUBMISSION

Amended plans were received on 12/06/2015 and 15/07/2015 which made the following amendments to the proposal:

- size of the front lightwell reduced
- the spiral staircase from the front lightwell removed
- the front lightwell is now finished in a grille flush with ground level opposed to glass balustrades

D) SUMMARY OF KEY ISSUES

The key planning considerations in this case are as follows:

- Impact on Character – The proposal is considered to result in a visually acceptable development which has an acceptable impact on the character of the area and preserves the special Character of the Conservation Area
- Impact on Neighbouring Amenity – The proposal is considered to form an acceptable relationship with neighbouring occupiers
- Standard of Accommodation – The proposal is considered to achieve an acceptable size and standard of accommodation for future occupiers
- Transportation Impact – The proposal is considered acceptable in transportation terms subject to the development being 'car-free'
- Impact on Trees – Subject to conditions the proposal is considered to have an acceptable impact on nearby retained trees and replacement trees can be secured by condition for those to be felled

RELEVANT SITE HISTORY

The property has an extensive site history, however of particular relevance in the assessment of this case in the dismissed appeal for the erection of three flats (1x Two Bed and 2 x One Beds) to the North of Thanet Lodge (Ref No: **12/2813**). The Local Authority refused the application for the following reasons:

1. *The proposed development would, by reason of its height, size and siting, be detrimental to the amenities of adjoining occupiers, by reason of loss of light, loss of outlook from, and the creation of an overbearing impact on, the existing property. The proposal would be contrary to policies BE9 and H16 of the adopted Brent Unitary Development Plan 2004 and Supplementary Planning Guidance SPG17: "Design Guide for New Development."*
2. *The proposed development, by virtue of a lack of external amenity space will be contrary to*

Supplementary Planning Guidance SPG17: "Design Guide for New Development."

3. *In the absence of a legal agreement to control the matter, the development would result in additional pressure on parking demand and transport infrastructure, without a "car-free" agreement or any contribution to sustainable transport improvements in the area, an increased pressure for the use of existing open space, public sports facilities and education infrastructure, without any contribution to assist in their delivery and enhancement respectively. As a result, the proposal is contrary to policies STR19, TRN, TRN23, OS7 and CF6 of the adopted London Borough of Brent Unitary Development Plan 2004 and Supplementary Planning Document: "S106 Planning Obligations".*

Although the appeal was dismissed, the Inspector did not support the Council on all its objections. It was only dismissed on two particular aspects, these were:

- Loss to neighbouring amenity at Thanet Lodge
- Absence of a 'Car free' development

A further application was subsequently submitted (**13/3902**) that dealt with the remaining issues. The applicants appealed against non-determination of this application meaning that the Council were unable to make a decision on it. However, at the September 2013 Planning Committee Members resolved that they would have granted consent for the proposal had they been in a position to do so.

The appeal was withdrawn by the applicant and a new planning application submitted (**14/3463**) which was the same proposal which was considered acceptable by the Planning Committee under 13/3902. On this basis the proposal was approved subject to conditions.

The current proposal is similar to the one previously approved under 14/3463 except for the inclusion of a basement level under the footprint of the proposed dwelling and front and rear lightwells.

CONSULTATIONS

Statutory neighbour consultation period (21 days) started on 10/04/2015, in total 89 properties were consulted. To date 10 representations have been received objecting to the proposal. In addition to this Ward Councillor Shaw raises objection to the proposal. The grounds for objection are summarised below:-

Objection raised	Response
Proposal would be out of character with the areas and would not 'preserve or enhance' the character of the Conservation Area	See paragraphs 1-3
The proposed spiral staircase would be out of character with the area	The front spiral staircase is no longer proposed
Brent should take the approach of other London Boroughs and not permit lightwells where they are not characteristic of the street scene	There is no specific guidance on basements for this Conservation Area so your Officers have assessed the proposal against the general policies listed in the 'policy considerations' section of this report. Officers are satisfied that the proposal is visually acceptable as set out in paragraphs 1-3
Proposal would impact on the amenities of neighbours in Thanet Lodge	see paragraphs 4-8
The separate accesses to the basement via spiral staircases would lend the property well to sub-division into flats	The front spiral staircase has since been removed from the plans and any sub-division would require a further planning application which would be assessed based on its own merits

Conditions attached to applications 13/3902 and 14/3463 were discussed with the Thanet Lodge Residents Association. Certain conditions were agreed with residents and were incorporated into planning applications 13/3902 and 14/3463. All such conditions should apply to the current planning application.	All conditions attached to permission 14/3463 have recommended to be attached to this permission where they are still relevant. Some conditions requiring submission of details such as tree protection measures and a Method of Construction Statement are no longer relevant as the applicant has provided such information with the application. Compliance with the submitted information has been secured by conditions where appropriate.
The use of the basement could cause noise disturbance and vibrations and proposed lightwells would cause glare and light pollution	See paragraph 7
Proposal could affect the structural stability of Thanet Lodge	See paragraphs 17-18
Construction of the proposal could damage the communal garden	The submitted Method of Construction Statement states that vehicular access during construction will be by Mapesbury Road only and a hoarding erected on the eastern and southern boundaries with the communal garden
Construction of the proposal would impact on neighbouring amenity in terms of noise and dust.	See paragraphs 17-18
Proposal would result in the loss of trees which are characteristic of the area	See paragraphs 9-10

A Site Notice was displayed on 23/04/2015 as the site is within a Conservation Area.

CONSULTEES:

Transportation: No objection subject to 'car-free' development and revised bin storage location.

Tree Officer: Submitted tree protection information sufficient to support the application. Tree protection measures should be inspected by Tree Officer prior to commencement of works.

POLICY CONSIDERATIONS

National Planning Policy Framework (2012):

Section 7 – Requiring Good Design

Section 12 – Conserving and Enhancing the Historic Environment

The London Plan (2011):

Policy 3.5 – Quality and Design of Housing Developments

Policy 7.8 – Heritage Assets and Archaeology

Housing Supplementary Planning Guidance (2012)

Core Strategy (2010):

CP17 – Protecting and Enhancing the Suburban Character of Brent

CP21 – A Balanced Housing Stock

Brent's UDP (2004):

BE2 – Townscape: Local Context and Character

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

BE25 – Development in Conservation Areas

TRN23 – Parking Standards – Residential Developments

Supplementary Planning Guidance:

SPG17 – Design Guide for New Development

DETAILED CONSIDERATIONS

Impact on Character:

1. The proposal is for a two storey, flat-roofed dwelling with a basement level. The building would have a width of approximately 10m on the frontage facing Mapesbury Road and a maximum height of 5.5m. Due to the change in levels between the site and Mapesbury Road, the building would have a relatively low profile and modest in height compared to its neighbours either side at Thanet Lodge to the south, which is a four storey block of flats, and the derelict two storey house to the north. The dwelling would be finished in white render at first floor level and brickwork at ground floor level. The flat roof design and arrangement of windows gives a modern appearance which is not in itself something the Council would object to. A dwelling of the same design was previously considered acceptable under application ref: 14/3463 and the same design was considered acceptable by the Planning Inspector in determining 12/2813. In deciding the appeal the Inspector noted that:

'The principle of housing on the site is clearly acceptable and I consider that the design accords with the relevant local (UDP) and national planning policy requirements (NPPF) in relation to the delivery and provision of a wide quality homes. I also consider that the proposal would preserve the character and appearance of the Brondesbury Conservation Area...'

2. The current proposal differs from previous proposals in that it includes a basement level and front and rear lightwells. There is no in-principle objection to basement developments in the Brondesbury Conservation Area providing any externally visible feature such as lightwells are visually acceptable and appropriately sized and positioned. The front lightwell would be 1.4m deep and 2.6m wide and positioned below a front window opening. The scale of the lightwell is considered proportionate to the host building and not unduly prominent in the street scene due to its 9.5m set-back from Mapesbury Road and the lower position of the lightwell relative to the highway. The lightwell would be finished in a grille flush with the ground level and indicative landscaping is shown around the lightwell which further reduces its prominence. The proposed lightwell to the rear is larger and features a spiral staircase down to the basement however this would not be easily appreciable from the highway and is considered a proportionate feature of the dwelling.
3. Details of the proposed materials can be secured by condition. Considering the points discussed above and considering the similar proposals previously approved on the site, the proposal is considered to constitute a visually acceptable form of development which preserves the special character of the surrounding Conservation Area.

Impact on Neighbours:

4. The neighbours nearest to the proposal site are those in flats on the lower levels of Thanet Lodge to the south and No.12a Mapesbury Road to the north. Although No.12a is currently derelict, the future use and residential occupation of the site should be considered.
5. The north-facing elevation of Thanet Lodge features window openings serving flats on the lower floors of the building. The proposed building would be positioned 5m from the nearest windows at Thanet Lodge which is the minimum recommended separation distance between habitable room windows and boundaries as set out in SPG17 'Design Guide for New Developments'. The proposed development sits below a 30° angle plotted from the lowest window in Thanet Lodge facing the site and so the proposal comfortably passes the 30° test as set out in SPG17. Previous proposals were considered to have an acceptable impact on the amenities of neighbours on this basis and the proposal in this instance is not considered to result in an unacceptable loss of light or overbearing impact on neighbours.
6. All north-facing windows facing towards No.12a serve as secondary windows and bathroom windows and can be required to be obscurely glazed and fixed shut by condition in order to preserve the amenities of

this neighbour. The proposal features no first floor windows facing towards Thanet Lodge.

7. The use of the basement as a gym and media room as identified on the proposed plans is considered unlikely to result in an undue impact on neighbouring amenity in terms of noise and vibrations due to the domestic scale of use of the proposed dwelling and its detached nature from neighbours. For the same reasons the proposed lightwells are considered unlikely to result in an unacceptable impact on neighbouring amenity in terms of glare.
8. The proposal would have the same relationship with neighbours as the previously approved scheme and on balance, the proposal is not considered to result in an unacceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Trees and Landscaping:

9. The proposal site currently features trees, some of which would be removed as part of the proposal. No objection has previously been raised on Arboricultural grounds to the proposal on the basis that tree protection measures and tree re-planting were secured by condition. The applicant has submitted a Tree Survey and Arboricultural Method Statement detailing the removal of three trees and measures to protect retained trees during construction. The Council's Tree Officer has reviewed these details and considers them acceptable providing a condition is attached to ensure that the tree protection measures are inspected by the Tree Officer prior to commencement of construction on site. This, along with at least a 1:1 replacement of the trees to be removed can be secured by condition
10. Indicative Landscaping is shown on the plans in the form of a boundary hedge to the western and southern boundaries to the frontage of the site and soft landscaping in the front garden area and around the proposed front lightwell, A condition requiring a detailed landscaping scheme, including a 1:1 replacement of trees which are to be removed, can be attached. Overall and subject to conditions the tree and landscaping proposals for the site are considered acceptable and would preserve the special character of the Conservation Area.

Living Conditions:

11. The London Plan (2011) and its Housing SPG (2012) set out minimum standards for different types of accommodation. The minimum London Plan standard of a four bedroom house housing six people is 107m². The floor area of the proposed dwelling is 266m² and 180m² excluding the basement level. As with the previously approved schemes, the overall size of the accommodation is considered acceptable and would exceed the requirements of the London Plan.
12. Habitable rooms would have outlooks to the front and rear with side-facing windows serving non-habitable rooms or as secondary windows. The accommodation in the basement would be a gym and media room and not therefore habitable rooms. In any case both rooms would be served by lightwells and considering the overall size and quality of the accommodation of the proposed dwelling discussed above, the accommodation in the basement is considered acceptable.
13. The proposed dwelling would have amenity space in the form of terraces to the side and rear of the property plus a soft landscaped front garden area of approximately 84m². The dwelling would also have access to the large communal garden area of Thanet Lodge to the rear of the site. As with the previously approved scheme, considering the above in combination with the generous internal space of the dwelling, the proposal is considered acceptable in terms of amenity space provision.

Transportation Impact:

14. The site would not benefit from a vehicular access and no off-street parking is proposed. The site has good access to public transport (PTAL rating 4) and the area is covered by a Controlled Parking Zone (CPZ). Appendix TRN1 of Brent's Unitary Development Plan (2004) sets out parking standards for different types of residential accommodation.
15. The parking standard for the proposed dwelling is 1.2 spaces. The 40x existing flats at the site can be permitted up to 28 car spaces under the same PS14 standards. The proposed dwelling would increase the maximum standard for the site as a whole to 29.2 car spaces, which is deemed significant.
16. The previously approved application for a four bedroom dwelling was considered acceptable in transportation terms on the basis that the proposal would be a 'car-free' development where residents are not eligible for a residents' parking permit. The Council's Transportation Unit has been consulted and do not object providing the development is 'car-free' and providing the bin storage location is revised. Details of revised bin storage arrangements can be secured by condition. Subject to conditions, the

proposal is therefore considered acceptable in transportation terms.

Method of Construction:

17. The previously approved application was approved with a condition requiring submission of a Method of Construction Statement. The applicant has submitted a Method of Construction Statement with this application detailing how deliveries, access and storage of materials would operate on the site and the erection of a hoarding around the site for the duration of the construction stage and wheel washing arrangements on site for example. The submitted details are the same as those approved under discharge of conditions application 15/0600 and the Council's Transportation Unit has reviewed the submitted Method of Construction Statement and finds it acceptable. Compliance with the submitted details can be secured by condition.

18. Concern has been raised regarding the potential implications of the proposed development on the structural stability of Thanet Lodge. Although not normally a material planning consideration, the applicant has submitted a Method Statement detailing the proposed build methodology for the development. Overall, the applicant has shown consideration to the construction and building process of the basement in relation to neighbouring amenity and build methodology and the proposed development would be required to comply with Building Regulations and the Party Wall Act where applicable. This should give sufficient comfort for neighbours in terms of concerns surrounding structural stability.

Conclusion:

19. Considering the points discussed above and bearing in mind the recent approval of application ref:14/3463, the proposed dwelling is considered an acceptable form of development which, subject to conditions, would have an acceptable impact on the amenities of neighbours, trees and the character of the area and in transportation terms. The proposal is considered to preserve the special character of the Conservation Area. The proposal would therefore comply with saved UDP (2004) polices BE2, BE7, BE9, BE25 and TRN23, Core Strategy (2010) policy CP17, SPG17, The London Plan (2011) and the NPPF (2012) and is recommended for approval.

CIL DETAILS

This application is liable to pay **£71,485.60*** 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): sq. m.
 Total amount of floorspace on completion (G): 266 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	266	0	266	£200.00	£35.15	£60,800.00	£10,685.60

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)	256	
Total chargeable amount	£60,800.00	£10,685.60

*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.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/1205

To: Mrs Emma McBurney
Michael Burroughs Associates
33 Shore Road
Holywood
Down
N. Ireland
BT18 9HX

I refer to your application dated 21/03/2015 proposing the following:
Erection of a 2 storey 4x bedroom dwellinghouse plus basement level and lightwells to the north of Thanet Lodge including pedestrian access from Mapesbury Road (amendment to approved application ref: 14/3463 to include a basement level)

and accompanied by plans or documents listed here:
See Condition 2.
at 1 Thanet Lodge, Mapesbury Road, London, NW2 4JA

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 considered an acceptable form of development which, subject to conditions, would have an acceptable impact on the amenities of neighbours, trees and the character of the area and in transportation terms. The proposal is considered to preserve the special character of the Conservation Area. The proposal would therefore comply with saved UDP (2004) polices BE2, BE7, BE9, BE25 and TRN23, Core Strategy (2010) policy CP17, SPG17, The London Plan (2011) and the NPPF (2012).

- 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):

1213/L.24
1213/L.26
1213/TP.40
1213/TP.41 P1
1213/TP.42 P1
1213/TP.43 P2
1213/TP.44 A
1213/TP.45 A
1213/TP.46 A
1213/TP.47 A
1213/TP.48 P6
Design and Access Statement from Michael Burroughs Associates dated March 2015
Tree Survey and Arboricultural Method Statement from Trettec dated October 2014
Method of Construction Statement from Goddard Consulting LLP dated February 2015
Basement Method Statement from Martin Redston Associates dated 12/03/2015

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

- 3 The development hereby approved shall be carried out in strict accordance with the tree protection details set out in the 'Tree Survey and Arboricultural Method Statement' from Trettec dated October 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

- 4 No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted

at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

- 5 No development shall be carried out until what time as 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.

- 6 All glazing located on the Northern Elevation of the new house, shall be obscured glazed, fixed closed and permanently maintained as such, unless agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity

- 7 Occupiers of the residential development, 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. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby, in a location and at a height clearly visible to all occupants. 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.

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.

- 8 The development hereby approved shall be carried out in accordance with the details in the submitted Method of Construction Statement from Goddard Consulting LLP dated February 2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

- 9 Details of materials for all external work, including samples, shall be made available for the Local Planning Authority to consider, and approve, 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 or the Conservation Area.

- 10 A detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. All detailed works shall be carried out as approved prior to the occupation of any of the units hereby approved. Such details shall include:

- (i) details of soft landscaping including the planting of trees, shrubs and hedges and species and pot sizes/spacing
- (ii) any trees to be felled replaced with suitable trees with a minimum ratio of 1:1
- (iii) details of materials to be used in areas of hard surfacing

- (iv) details of boundary treatments
- (v) details of bin and cycle storage arrangements

Any trees or plants planted in accordance with the approved 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 in the interests of local amenity.

- 11 The development hereby approved shall have a green roof. Prior to the commencement of occupation of the proposed unit, details of the green roof layout, construction and planting will be submitted to the Local Planning Authority. Such details/considerations will include:
- Biodiversity based with extensive substrate base (depth 80-150mm);
 - Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 You are advised that that construction and demolition work is controlled by the Council under Section 60 and 61 of the Control of Pollution Act 1974, and the British Standard Codes of practice 5228:1997 Parts 1 to 4. In particular, building work that is audible at the boundary of the site shall only be carried out between the following hours:
- Monday to Friday - 08.00 to 18.30
Saturdays – 08.00 to 13.00
Sundays and Bank Holidays – No noisy works at all
- 3 The application has demonstrated that appropriate consideration in terms of build methodology in relation to the basement has been undertaken by the qualified Engineer in accordance with the Councils Good practice guidance for basement construction. The Council has used its best endeavours to determine this application on the basis of the information available to it, however the granting of planning permission does not provide any warranty against damage of adjoining or nearby properties, and the responsibility and any liability for the safe development of the site rests with the developer and/or landowner.

Any person wishing to inspect the above papers should contact David Raper, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 020 8937 5368