

Committee Report
Planning Committee on 13 October, 2010

Item No. 23
Case No. 10/1980

RECEIVED: 6 August, 2010

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Play Area at the junction of Pitfield Way & Henderson Close,
Henderson Close, London, NW10

PROPOSAL: Relocation of existing playground and erection of a part 3- and part 4- storey block comprising 4 self-contained maisonnettes and 2 dwellinghouses, with provision of private amenity space to rear and associated landscaping to site, parking on southern side of Pitfield Way and alterations to existing parking area adjacent to Nos. 56-64 Lilburn Walk and 46 Henderson Close, and works to re-open Henderson Close to Pitfield Way involving the removal of existing bollards and installation of a "speed table"

APPLICANT: London Borough of Brent

CONTACT: Rick Mather Architects

PLAN NO'S:
Please see condition 2

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environmental Services to agree the exact terms thereof on advice from the Borough Solicitor

SECTION 106 DETAILS

This proposal is submitted by the London Borough of Brent and the application site is also owned by the Council. As such, this proposal cannot be accompanied by a Section 106 agreement and the measures and contributions normally secured through the S106 agreement have been incorporated into conditions. However, if the site is sold to a third party, such as a Registered Social Landlord, then the Council will enter into a Section 106 or other legal agreement to secure the measures and constructions, as set out within the following Heads of Terms:

- a) Payment of the Council's legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance;
- b) That 100% of the dwellings are provided as Social Rented Affordable;
- c) A contribution £48,000 (£2,400 per additional AH bedroom)
 - i. 50% due on material start an, index-linked from the date of committee for Education, Sustainable Transportation, Open Space in the local area
 - ii. 50% towards the provision, prior to Occupation, landscaping (including new trees) and other environmental improvements in the locality.
- d) Prior to material start, the submission and approval of the detailed design of the and re-provided children's play area and the implementation of the approved details;
- e) That 100 % of the homes should be constructed to Lifetime Homes standards;

- f) The submission, approval and implementation of a strategy for the provision of Wheelchair Accessible or Easily Adaptable units within the St Raphaels Estate housing proposals which demonstrates the provision of such housing at a rate of 10 %.

EXISTING

The subject site is situated at the corner of Pitfield Way and Henderson Close. A children's play area which is maintained by Brent Housing Partnership currently occupies the site. This end of Henderson Close is currently closed to through traffic, with a paved area containing bollards separating the northern element of Henderson Close and the small southern element that is currently used for car parking.

The site is not within a Conservation Area and there are no listed buildings in the vicinity.

PROPOSAL

This application proposes the relocation of the existing play area to the land directly in front of the Lilburn Walk shops approximately 40 m from its current location.

The site would then be redeveloped to provide 4 maisonettes (3 bedroom 5 person) and 2 houses (4 bedroom 7-8 person).

Off-site works that would be undertaken as a part of this proposal includes opening Henderson Close to through traffic including the construction of a speed table at the junction with Pitfield Way, the provision of 13 parking spaces opposite the site on the south side of Pitfield Way and various other landscaping improvements.

HISTORY

There is no relevant planning history.

POLICY CONSIDERATIONS

NATIONAL

Planning Policy Statement 1	Creating Sustainable Communities (2005)
Planning Policy Statement 3	Housing (2010)
Planning Policy Statement 12	Local Spatial Planning
Planning Policy Guidance 13	Transport (2001)
Planning Policy Guidance 17	Planning for Open Space, Sport and Recreation (2002)
Planning Policy Guidance 24	Planning and Noise (1994)

REGIONAL

The London Plan

Policy 3A.1	Increasing London's supply of housing
Policy 3A.2	Borough housing targets
Policy 3A.3	Maximising the potential of sites
Policy 3A.5	Housing choice
Policy 3A.6	Quality of new housing provision
Policy 4A.11	Living Roofs and Walls
Policy 4A.14	Sustainable Drainage
Policy 4A.16	Water Supplies and Resources
Policy 4A.19	Improving Air Quality
Policy 4A.20	Reducing Noise and Enhancing Soundscapes

Supplementary Planning Guidance

Housing (2005)

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

LOCAL

Brent Local Development Framework Core Strategy 2010

CP1	Spatial Development
CP2	Population and Housing Growth
CP5	Placemaking
CP6	Design & Density in Place Shaping
CP14	Public Transport Improvements
CP15	Infrastructure to Support Development
CP17	Protecting and Enhancing the Suburban Character of Brent
CP18	Protection and Enhancement of Open Space, Sports and Biodiversity
CP21	A Balanced Housing Stock

Brent Unitary Development Plan 2004

Strategy

The overall strategy of the UDP has 11 key objectives which are as follows:

1. Prioritising locations and land-uses to achieve sustainable development;
2. Reducing the need to travel;
3. Protecting and enhancing the environment;
4. Meeting housing needs;
5. Meeting employment needs and regenerating industry and business;
6. Regenerating areas important to London as a whole;
7. Supporting town and local centres;
8. Promoting tourism and the arts;
9. Protecting open space and promoting sport;
10. Meeting community needs; and,
11. Treating waste as a resource.

Policies

BE2	Local Context
BE3	Urban Structure: Space & Movement
BE4	Access for disabled people
BE5	Urban clarity and safety
BE6	Landscape design
BE7	Streetscene
BE8	Lighting and light pollution
BE9	Architectural Quality
BE13	Areas of Low Townscape Quality
EP2	Noise and Vibration
EP3	Local air quality management
EP6	Contaminated land
H12	Residential Quality – Layout Considerations
H13	Residential Density
H14	Minimum Residential Density
TRN3	Environmental Impact of Traffic
TRN4	Measures to make transport impact acceptable
TRN9	Bus Priority
TRN10	Walkable environments
TRN11	The London Cycle Network
TRN23	Parking Standards – Residential Developments
TRN34	Servicing in new developments
TRN35	Transport access for disabled people & others with mobility difficulties

PS1	Parking standards – Operation of these parking Standards
PS14	Parking Standards – Residential Developments
PS15	Parking for disabled people
PS16	Cycle parking standards
OS18	Children’s play areas
CF6	School places

Brent Council Supplementary Planning Guidance and Documents

SPG4	Design Statements
SPG12	Access for disabled people
SPG13	Layout standards for access roads
SPG17	Design Guide for New Development
SPG21	Affordable Housing
SPD	Section 106 Planning Obligations

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Statutory Consultation Period: 17 August – 7 September 2010

Neighbours and nearby occupiers

Two letters of objection were received raising the following issues:

- Reduction in green space;
- Reduction in play area;
- Increase in traffic (especially from A406) and pollution;
- Infrastructure in area will suffer;
- Effect on the area;
- Loss of light, privacy and outlook;
- 4-storey building is out of keeping with local area;
- Effect on facilities for pedestrians, the elderly and people with disabilities;
- Insufficient capacity of schools in area, which are already deficient;
- There is no existing parking area adjacent to 56-64 Pitfield Way which is some distance from the site [Note: the parking area is adjacent to 56-64 Lilburn Walk rather than Pitfield Way as initially specified in the description. This has been amended and letters have been sent to notify all neighbours and nearby occupiers that were originally consulted]
- Removing the bollards will increase noise and dust and increase opportunities for crime.

Internal Consultees

Transportation

Initial comments: The eastern set of parking spaces on Pitfield Way conflicts with an existing bus stop and amendments are required to relocate these spaces. If these spaces are not provided, the proposal would not provide sufficient additional parking for the units. It is also recommended that the spaces to the north of the site are rearranged into a “parking court”. Amendments are also recommended to the relocated Henderson Close footway and the width of the adjoining element of Henderson Close.

Revised drawings have been received. **Further comments from Transportation will be detailed in the Supplementary Report.**

Landscape Design

Initial comments: Some concerns have been expressed regarding the landscaping proposals, including the level of soft landscaping in frontages and in rear gardens, the amenity spaces, details of bin and bike stores, width of some planters between car parking spaces, the layout and landscaping of the land around the new play area and details of tree pits.

Revised drawings were subsequently submitted to address these concerns, and the revisions are discussed within the remarks section of this report.

Environmental Health

Site Investigation: conditions are recommended regarding a site investigation, remediation strategy and validation report and certificates.

External Consultee

Thames Water

Informatives have been recommended.

REMARKS

This application proposes the construction of 6 dwellings at the junction of Henderson Close and Pitfield Way. The key issues associated with this proposal relate to:

- The principle of development, in terms of the relocation of the children's play area and the associated improvements to the landscaping and public realm;
- The design, appearance and layout of the proposal;
- The landscaping proposals;
- The quality of accommodation;
- Any potential impacts on adjoining residents;
- Transportation issues, including car parking, cycle parking and road/parking layout;

This proposal is one of four applications for new homes within the St Raphaels Estate submitted by the Brent Council Housing Service. The other proposals relate to Lovett Way (reference 10/1764 considered at the previous planning committee meeting), Besant Way (reference 10/2076, currently being considered) and Tillett Close (reference 10/2075, currently being considered).

General Principles of development

Relocation of Public Open Space

The existing fenced play space situated adjacent to Pitfield Way has been recently upgraded and contains six pieces of equipment. The applicants have confirmed that the size of the play space will increase from 249 sqm to 350 sqm and have detailed the potential layout of the play area to demonstrate that the new layout can accommodate all of the equipment within the existing play space. The relocation of the play space will increase its separation from Pitfield Way and your officers consider that it will help to activate the space in front of the row of shops.

Your officers consider the proposed relocation of the children's play area to be acceptable providing the works are undertaken prior to the commencement of works on the new development to ensure that the time that the play area is unavailable for use is limited.

An objector has noted that the proposal will result in a reduction in play space and in green space. The proposal will not result in a reduction in play space. The applicants propose to mitigate the reduction in green space by planting a number of trees in the immediate vicinity.

Principle of Residential Development

Subject to the re-provision of the play area as discussed above, your officers consider that the construction of residential dwellings within what is primarily a residential area is acceptable in principle. The proposal results in a reduction in the green space on this corner. However, the green space has no formal protection, the proposed buildings provide a visual "book end" on the eastern side of Henderson Close and the proposal includes the planting of a number of trees in the street and public realm.

Density

The density of the proposed development is 100 units per hectare or 533 habitable rooms per hectare. This is marginally above the London Plan range with regard to the number of units (50 – 95 units/Ha), but well above the London Plan range in relation to Habitable Rooms (150-250 HRH). It should be noted that these London Plan ranges assumes a much smaller proportion of family units, and is predicated on an average of 2.7 to 3 habitable rooms per unit whereas the proposal provides an average of 5.3. The significant numerical calculation of density by Habitable Room is therefore due to the provision of large units which are required to meet housing need and are intended to provide decant housing for the North Circular Road project. Furthermore, your officers consider that the design and massing of the proposed units is in keeping with the locality (please see subsequent discussion on design). Your officers accordingly consider that the density of the proposed development is acceptable.

Summary

Your officers consider that the relocation of the play area and the proposed residential development of the site is acceptable providing the new play area is provided prior to the commencement of works.

Layout, design and landscaping

General layout of development

The proposed dwellings front Pitfield Way with entrances and front gardens providing activity within this frontage. The proposal will significantly increase the level of natural surveillance of the Pitfield Way footpaths and street. The properties have private gardens to the rear (north), and maintain the walkway along the northern boundary of the site.

As mentioned previously, the proposal includes the re-opening of Henderson Close to through traffic and includes revisions to the footway. This route currently only allows pedestrian access and your officers do not object to the re-opening of Henderson Close as a speed table is proposed at the Junction with Pitfield Way.

The proposed site for the playground offers more enclosure and natural surveillance than the existing site and is considered to be a suitable alternative location by your officers.

The proposed buildings project closer to the back-edge of the footway than the existing flatted buildings. However, there is a large separation between the proposed and the adjoining buildings within the Pitfield Way frontage and they are situated on a bend in the road where the adjoining building lines are not directly transferable into this site.

Design and appearance

The applicants look to construct a 4-storey building containing 4 flats on the corner of Pitfield Way and Henderson Close which is to adjoin two proposed 3-storey houses to the east. The scale of buildings is in keeping with the existing buildings locality, including the 4-storey buildings directly to the west and 3-storey buildings to the north-east.

The proposed buildings are modern and simple in design, and rely on a high quality of materials and detailing to ensure their success. The buildings compliment rather than replicating the existing 1960s buildings, an approach that your officers consider is appropriate for the site.

Landscaping

The landscaping proposals have been amended since first submission, with the amendments increasing the level of tree and shrub planting. Areas of soft landscaping are proposed in the frontages of all the units. The proposal results in the loss of three trees adjacent to Henderson Close. However, the number of replacement trees that are proposed significantly exceeds the number to be lost.

Planting and seats helps to define the area adjacent to the new play ground and increase its functionality. A number of new trees are to be planted along Henderson Close, and new trees are used to break up the proposed parking spaces. Planting has also been proposed adjacent to the community centre to improve the visual appearance of this building frontage and provide a setting for the building.

A large amount of landscaping is off-site. This is typically secured through Section 106. However, as this is a Local Authority proposal, the submission and approval of details together with the implementation of those details is to be secured through condition.

Summary

Your officers consider that the proposed layout and design of buildings pays the appropriate regard to its context. The revised siting of the play ground is considered acceptable whilst the proposal makes a number of improvements to the local environment, including the provision of a number of additional trees, an improved parking layout and improved natural surveillance of Pitfield Way.

Quality of accommodation

The proposed houses exceed the Council's guidance levels for minimum internal floorspace. The majority of units exceed the Council's guidance levels regarding external amenity space through the use of ground floor space, balconies and large roof terraces. The two units fall below guidance level. However, the shortfall is not significant (less than 10 %).

Adequate levels of cycle and refuse storage are proposed within the front and rear gardens.

The applicants have confirmed that all homes will be built to Lifetime Homes standards. With regard to Wheelchair or Easily Adaptable Housing, the applicants have confirmed that 10 % of the homes that are constructed as part of the St Raphaels Housing project will be Wheelchair Accessible. The two 3-bedroom 5-person lower floor maisonettes are wheelchair accessible and include lift access between the ground and first floor.

Play and recreational space

The child yield of the proposed development has been calculated to be 8 due to the tenure and size of units. Given the size of the areas of private amenity space and the proximity to play facilities and open space, your officers consider that the play and recreation provision for the proposed development is acceptable.

Summary

Your officers consider that the quality of proposed housing is acceptable and in accordance with the Council's policies and guidance.

Impact on adjoining residents/occupiers

Daylight and Sunlight

The adjoining building to the west (Nos. 56-64 Lilburne Walk) presents a blank wall toward this site and there are no windows within this building that will be affected by the proposal. The adjoining building to the north is a community building and the proposal accordingly will not have an unduly detrimental impact on the light and outlook to this building. A block of flats is situated to the east of the community building. The proposed development is at an oblique angle to the windows of this building which face south and west and, given the angle and distance to the development, it is considered that the proposed houses will not have an unduly detrimental impact on the daylight or sunlight to these units.

Privacy and overlooking

The proposal does not directly face windows of any nearby dwellings. The nearest windows are set at an oblique angle to the proposed development and the potential impact on the privacy of residents is accordingly minimal. The site is surrounded by communal space and accordingly will not overlook any private gardens. Your officers accordingly consider that the proposal will not

have an unduly detrimental impact on the privacy of surrounding residents.

Objections received

One objector has commented that they will suffer a loss of light, privacy and outlook as a result of this proposal. This matter has been discussed above and your officers consider that the proposal will not result in an unduly detrimental level of harm.

Objectors are also concerned that opening up Henderson Close will result in an increase in noise and dust. Whilst the number of vehicles using this element of Henderson Close is likely to increase, your officers consider that this will not result in significant harm to the amenities of nearby occupiers.

Transportation

Car parking

Car parking is proposed through revisions to the layout of parking areas within Henderson Close and Pitfield Way.

The Pitfield Way parking area would remove the existing on-street parking which is set half onto the pavement. This area has the capacity for 6 cars (at the standard 6 m per car) whilst the revised perpendicular parking layout provides 13 spaces, including 2 sized for disabled use. The parking area adjacent to Nos. 56-64 Lilburne Walk currently has capacity for 5 cars. Some additional informal parking also occurs in this location. However, this results in a narrow isle width for cars that would fall below the minimum normally considered acceptable. The proposed revisions result in a total of 7 spaces. The parking area adjacent to the community centre has also be redesigned and now formalises the parking which currently occurs informally at the end of Henderson Close.

The reduced parking standards for the site that are applicable to Affordable Housing would allow a maximum of 5.2 spaces for the 6 units. The proposal would exceed this if considering the increase from the current the number of formal parking spaces in the locality. However, it is noted that informal parking occurs in a number of places in the locality and your officers consider that the proposed increase in parking provision is appropriate.

Transportation previously commented on the conflict between some of the Pitfield Way parking spaces to an existing bus stop. The plans were revised to address this by moving some of the parking spaces, thus ensuring that the parking spaces do not overlap with the bus stop. Further comments from Transport relating to the revised layout will be provided in the Supplementary Report.

Cycle Parking

Cycle parking is proposed at a rate of 2 cycles per residential unit. This exceeds the levels set out within the UDP parking standards and is considered to be acceptable.

Servicing

Refuse storage is situated within bin stores in the Pitfield Way frontages. This allows suitable access for residents and ensures that the bins are an appropriate distance from the street.

Other issues raised an objector

Objectors have expressed concern that the proposal will result in an increase in the number of vehicles, especially from the A406. Your officers consider that the 6 new units that are proposed are unlikely to result in a significant increase in traffic.

Summary

The car parking, cycle storage and refuse storage proposals are considered to be acceptable.

Site Survey/contamination

A Desk Study has not been submitted in relation to this site. However, given the site history and the work that has been commissioned by Environmental Health, there is the potential presence of contamination in the proposed development area due to the historical land use. Environmental Health have accordingly recommended that conditions are attached requiring a Site Investigation, Remediation Strategy and Verification Report.

Other comments from Objectors

Local residents have objected to the ability of Infrastructure in the area to cope with the increased pressure of development. With regard to utilities, Thames water do not object to the proposal and your officers are not aware of any reasons why the local Infrastructure would have insufficient capacity for the proposed increase of 6 homes.

With regard to school places, your officers are aware of the shortfall in places across the borough. This development, if delivered, will be accompanied by Section 106 contributions towards Education in order to mitigate against this impact of the development in accordance with the adopted Council's adopted Supplementary Planning Document.

Conclusions

The proposal, which is intended to enable the delivery of the North Circular Road project, includes the adequate re-provision of the children's play area and other improvements to the public realm in the vicinity of the site. The revised parking area layouts provide sufficient additional parking to accommodate the demand that is likely to be generated by the proposal. Your officers consider that the proposed layout, design and appearance pays the appropriate regard to its context and should result in improvements to local safety and security. The quality of accommodation proposed is considered to be acceptable whilst the development has been designed to ensure that it mitigates any unduly detrimental impacts on nearby residents or occupiers.

Your officers accordingly recommend that planning permission is granted.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

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

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
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

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):

542_1000 Rev P2	542_1206 Rev P
542_1002 Rev P	542_1212 Rev P
542_1010 Rev P2	542_1221 Rev P
542_1012 Rev P4	542_1222 Rev P
542_1101 Rev P	TFL/SG33 Rev 4
542_1202 Rev P	TFL/SG34 Rev 4
542_1205 Rev P	TFL/SG37 Rev 1

Design and Access Statement dated August 2010
Infill Housing at Henderson Close St Raphael's Estate Planning Obligations S106,
dated August 2010

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

- (3) All parking spaces, footways and other alterations to the highway, both within and outside of the subject site (but detailed in the approved plans) shall be constructed and permanently marked out prior to first occupation of any of the units approved. Such works shall be carried out in accordance with the approved plans and thereafter shall not be used for any other purpose, except with the prior written permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure a satisfactory development which contributes to the visual amenity of the locality and which allows the free and safe movement of traffic and pedestrians throughout the site and to provide and retain adequate cycle and car parking and access in the interests of pedestrian and general highway safety and the free flow of traffic within the site and on the neighbouring highways.

- (4) Notwithstanding the provisions of Schedule 2 Part 1 Classes A to G of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved, unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason:

In view of the restricted size of the site for the proposed development no further enlargement or alteration beyond the limits set by this permission should be allowed

without the matter being first considered by the Local Planning Authority.

- (5) 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.

- (6) All areas shown on the approved plans 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 demolition/construction work on the site. Such landscaping work shall be completed during the first available planting season following completion of the development hereby approved and the details approved under item (e) below shall be implemented prior to demolition/construction commencing and retained during demolition/construction.

The submitted scheme shall include details of:

- (a) the planting scheme for the site, which shall include species, size and density of plants;
- (b) walls, fencing and any other means of enclosure, including materials, designs and heights;
- (c) treatment of areas of hardstanding and other areas of hard landscaping, including materials;
- (d) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (e) trees and other vegetation to be retained within the site and the techniques to be used to protect them during construction and the use of appropriate building foundations in accordance with British Standard 5837. This shall include construction details for the building, all hard-surfaced areas, details of routing for any underground services that may affect the trees and details of the protection of the trees during the construction period, to ensure that the development hereby approved does not damage the trees, including their roots.

Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

- (7) The development hereby approved shall not commence unless details of the new children's play area, including the size and layout of the area and full details of the play and any ancillary equipment have been submitted to and approved in writing by the Local Planning Authority and those details have been implemented in full.

Reason: To ensure the adequate provision of play facilities in the locality.

- (8) The development hereby approved shall not be occupied unless details of the off-site works and landscaping, including the parking areas, play area and off-site planting

have been submitted to and approved in writing by the Local Planning Authority and the approved works implemented in full. The details shall include:

- (a) the planting scheme, which shall include species, size and density of plants;
- (b) walls, fencing and any other means of enclosure, including materials, designs and heights;
- (c) treatment of areas of hardstanding and other areas of hard landscaping, including materials;
- (d) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling;
- (e) The detailed design and layout of the parking spaces, footways and other highway alterations, including the speed table;
- (f) trees and other vegetation to be retained within the site and the techniques to be used to protect them during construction and the use of appropriate building foundations in accordance with British Standard 5837. This shall include construction details for the building, all hard-surfaced areas, details of routing for any underground services that may affect the trees and details of the protection of the trees during the construction period, to ensure that the development hereby approved does not damage the trees, including their roots.

The approved details shall maintained thereafter. Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality and the adequate provision of car parking and play facilities.

- (9) No development shall commence unless details of any external lighting, including the lux level and a lighting contour map, are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of safety and the amenities of the area.

- (10) The development hereby approved shall not be occupied unless details have been submitted to the Local Planning Authority which confirm that all units have been constructed to Lifetime Homes standards.

Reason: To ensure a satisfactory development.

- (11) The development hereby approved shall not be occupied unless details have been submitted to the Local Planning Authority which confirms that 2 of the units hereby approved have been constructed to Wheelchair Accessible or Easily Adaptable, or a strategy for the provision of a minimum of 10 % of dwellings as Wheelchair Accessible or Easily Adaptable units within the St Raphaels housing proposals has been submitted to and approved in writing by the Local Authority and the approved strategy shall be implemented in full.

Reason: To ensure a satisfactory development.

- (12) Prior to the commencement of building works, a site investigation shall be carried out by suitably qualified persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with a scheme, which shall be submitted to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by the contamination and an appraisal of remediation options required to contain, treat or remove any contamination found. The written report is subject to the approval in writing of the Local Planning Authority.

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

- (13) Any remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

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

- (14) The development hereby approved shall not commence unless details are submitted to the Council which demonstrate that the development has joined the Considerate Constructors Scheme. The developer shall thereafter adhere to the scheme for the period of construction.

Reason: To safeguard the amenities of adjoining and nearby residents and occupiers.

- (15) In order to mitigate against the possibility of numerous satellite dishes being installed on the buildings hereby approved, details of a communal television system/satellite dish provision shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented.

Reason: In the interests of the visual appearance of the development in particular and the locality in general

INFORMATIVES:

- (1) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or surface water 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 08454 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- (2) There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building / development work, please contact Thames Water on 0845 850 2777.

REFERENCE DOCUMENTS:

The London Plan Consolidated with Amendments Since 2004
Brent Unitary Development Plan 2004
Brent Local Development Framework Core Strategy

Any person wishing to inspect the above papers should contact David Glover, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5344



Planning Committee Map

Site address: Play Area at the junction of Pitfield Way & Henderson Close, Henderson Close, London, NW10

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