

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

22 October, 2015

15/2382

SITE INFORMATION

RECEIVED: 29 June, 2015

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 143 & 145 Brondesbury Park, Brondesbury, London, NW2 5JL

PROPOSAL: Demolition of existing synagogue and erection of a new three storey synagogue with basement level with ancillary prayer hall, youth room, community hall and nursery

APPLICANT: The United Synagogue

CONTACT: dMFK Architects

PLAN NO'S: See condition 2

SITE MAP



Planning Committee Map

Site address: 143 & 145 Brondesbury Park, Brondesbury, London, NW2 5JL

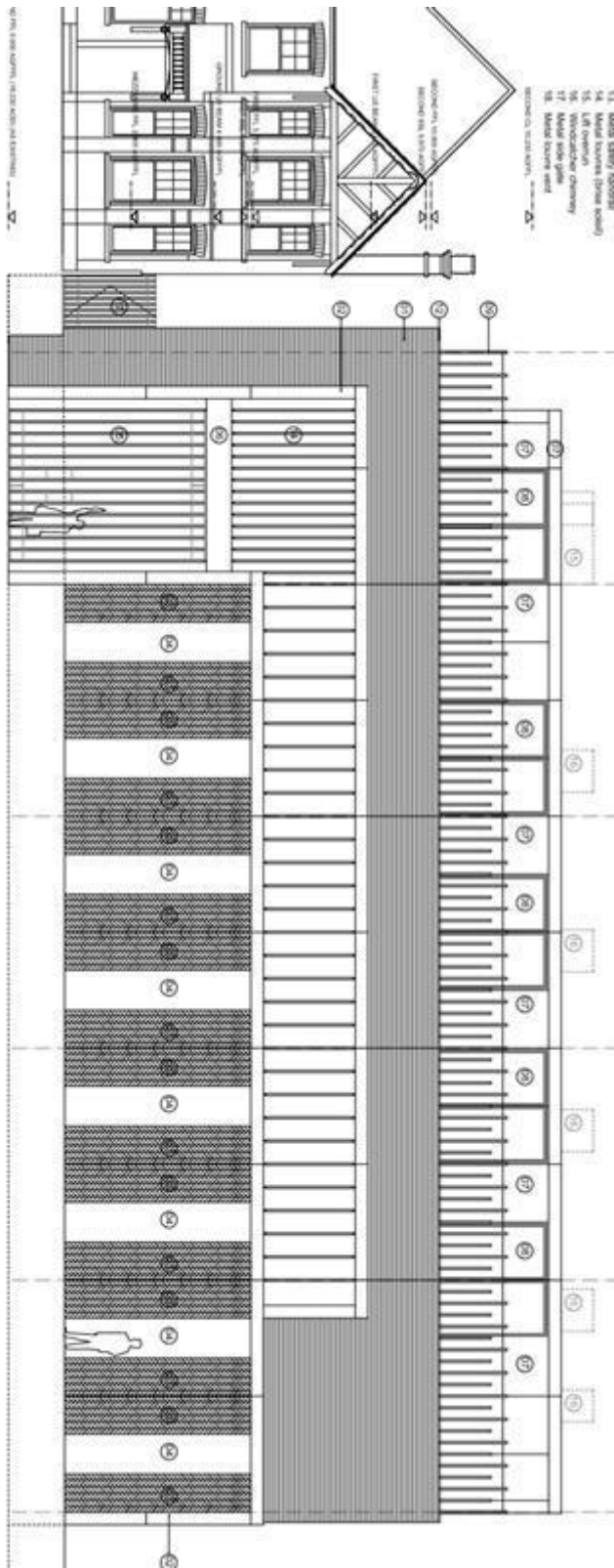
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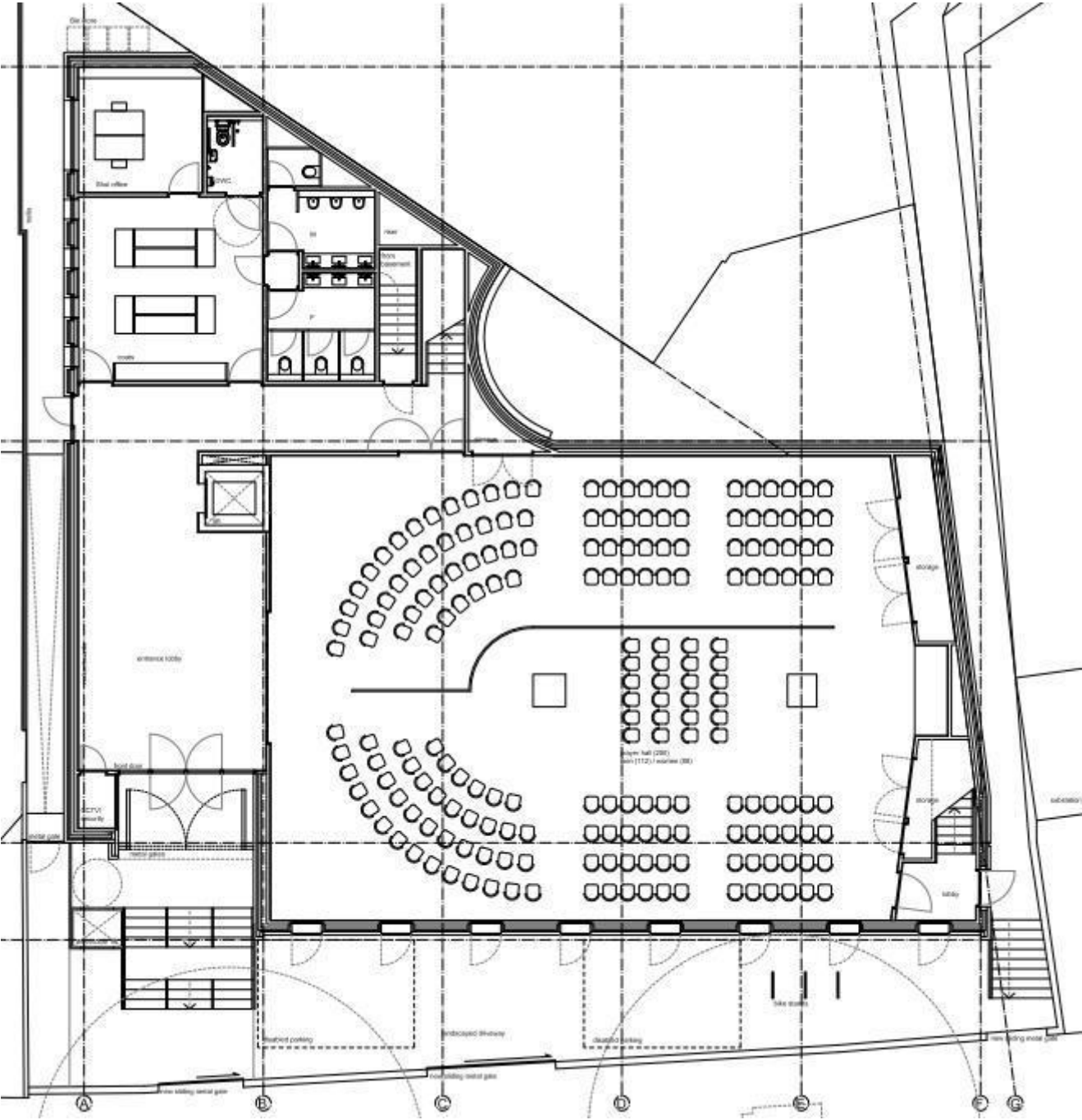
This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

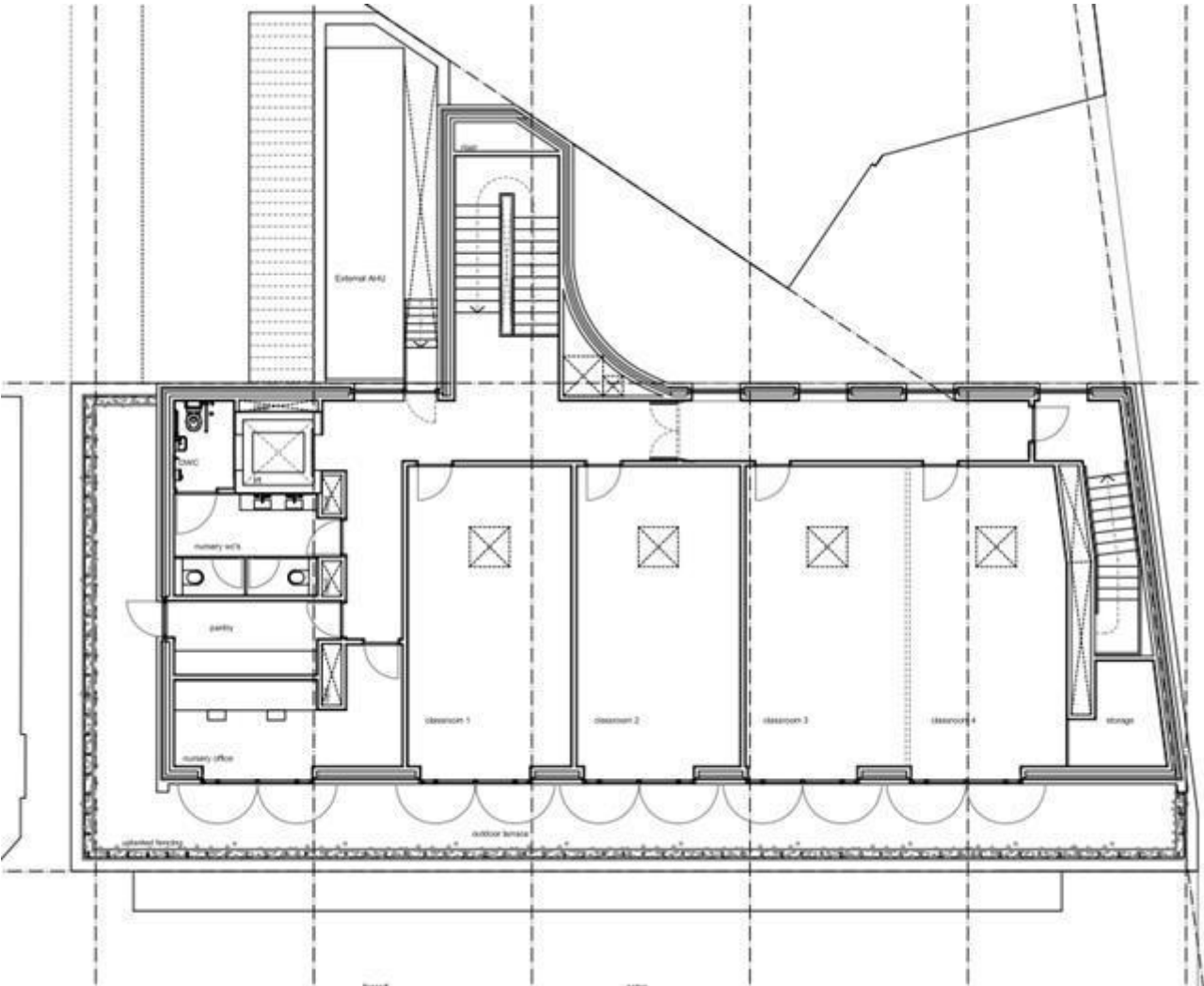
Proposed Front Elevation



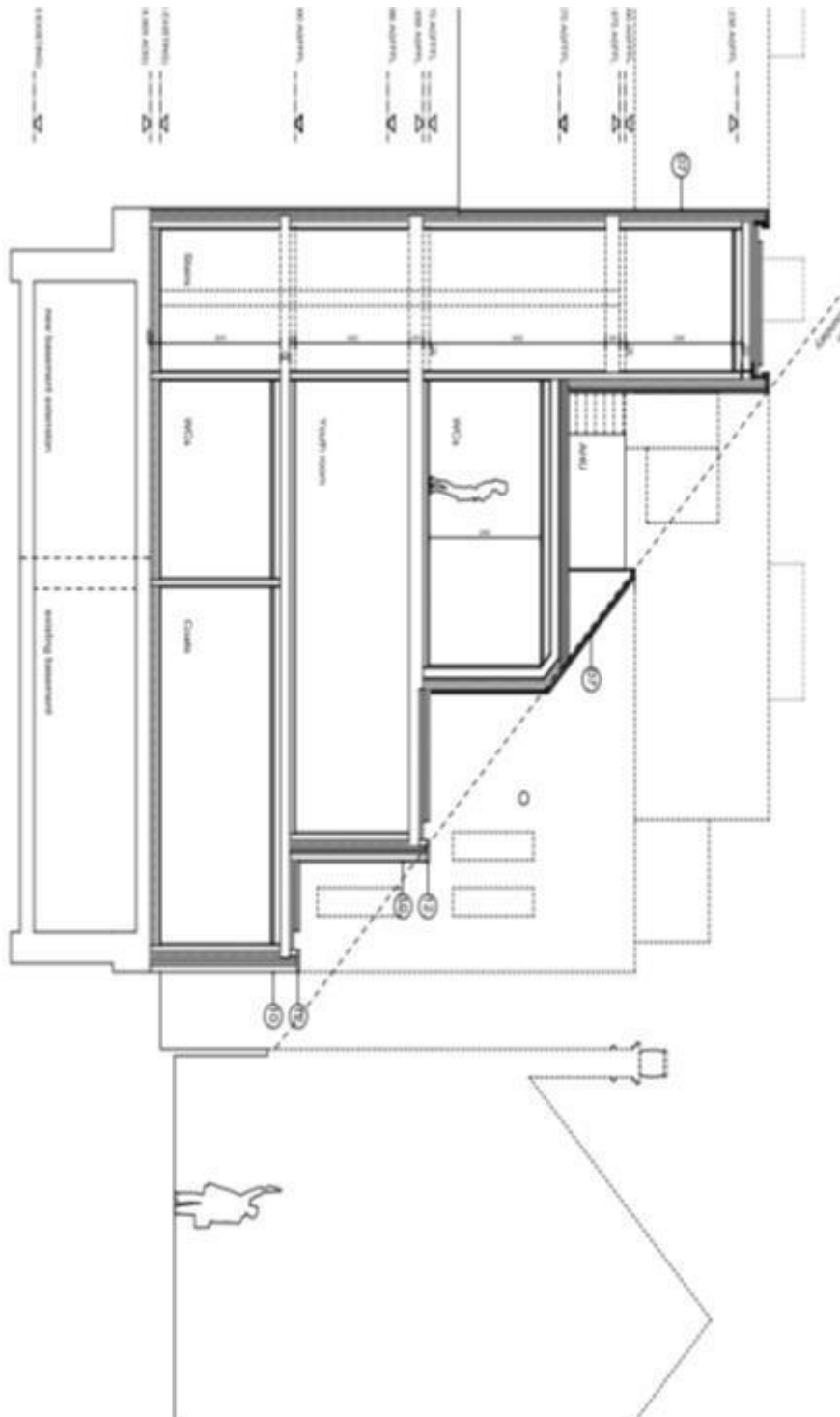
Proposed Ground Floor Plan



Proposed Second Floor



Section with 147 Brondesbury Park



RECOMMENDATIONS

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement., subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

See description above

B) EXISTING

Brondesbury Park Synagogue is a Locally Listed building situated within the Willesden Green Conservation Area.

The part of the building known as 143 & 145 Brondesbury Park has its front elevation on this road and is

almost opposite Alverstone Road. The original synagogue is to its rear (to the north) accessed from Heathfield Park, Brondesbury open space is to its east, this contains a play area, grass and trees, and to its west are detached houses. The site is about 250m from Willesden Green Library.

The subject building was constructed in 1959 by Shaw and Lloyd architects as an extension to the original 1936 Synagogue which is located behind it and is now used by a different religious denomination. The site is signified as important within the Willesden Green Conservation Area Character Appraisal, but mainly for the original buildings modernist architectural significance.

D) SUMMARY OF KEY ISSUES

A number of key issues are relevant to the consideration of this application including:

- The demolition of a locally listed building within a conservation area - the redevelopment of this building will have a positive impact on the streetscene and conservation area.
- Transportation - the detail provided demonstrates that the highways impact of the development is acceptable, a travel plan will be secured and a contribution to enable the review of the CPZ.

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	819		819	469	
Residential institutions	0		0	0	
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

RELEVANT SITE HISTORY

13/0447 Granted 20th June 2013

Single storey front extension, relocation of the main front entrance door and removal of 2 car parking spaces from a total of 4 car parking spaces currently on site

09/1480 Granted 4th August 2009

Erection of railings to front boundary of synagogue

CONSULTATIONS

64 neighbouring properties were consulted by letter on 30th June 2015. A site notice and press notice were published advertising the application as a departure from policy.

1 objection has been received and 48 responses in support of the application, it is noted that those in support are from a much wider area than was directly consulted.

The objection raises the following concerns:

- disagree that the existing building is an eyesore and rather than demolish it a new site should be found which is fit for purpose
- the redevelopment of the Library has caused major inconvenience during construction in terms of traffic, parking and noise and it is too soon for another major build to go ahead on this road
- there are no plans to show how the huge disruption will be managed

The comments in support highlight that:

- the existing congregation has outgrown the existing facility
- the existing building is unattractive and the replacement appears to be well thought through and will be an improvement
- Brent supports all faiths and this development will help it continue to do so

Statutory consultees including ward councillors and other areas of the council were also consulted.

Cllr Shaw has responded to support the application.

CONSULTEES

Highways - no objection, baseline information including a survey of people attending the site shows that the level of car use is acceptable. A condition/legal agreement should require a Travel Plan to manage the space which can be hired.

Tree officer - information submitted is acceptable and a condition is recommended

Conservation officer - the principle of the demolition is acceptable and the quality of the proposed building is considered to be good, the quality of materials should be secured by condition.

POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF)

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

Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. The Core Strategy will also need to be in conformity with both the London Plan and the NPPF. In doing so it has significant weight attached to it.

The development plan for the purpose of S38 (6) The Planning & Compulsory Purchase Act 2004 is the Brent Unitary Development Plan 2004, Core Strategy 2010 and the London Plan 2011. Within those documents the following list of policies are considered to be the most pertinent to the application:

London Plan (FALP)

Brent Unitary Development Plan 2004

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
BE24: Locally Listed Buildings
BE25: Development in Conservation Areas
BE27: Demolition & Gap Sites in Conservation Areas

TRN1: Transport Assessment
TRN22: Parking Standards - Non Residential Developments

SPG17

DETAILED CONSIDERATIONS

Principle of Demolition

1. The redevelopment of the site necessitates the demolition of the existing building. As it is within a conservation area this requires some detailed consideration. Policy BE27 of Brent's UDP sets the context for the consideration of the demolition of buildings in the borough's conservation areas stating that demolition will only be given consent where a building positively detracts from the character or appearance of the conservation area. It is important to note that the Willesden Green conservation area runs along High Road, Walm Lane and Heathfield Park and the subject site is the only building in the conservation area that fronts Brondesbury Park while the original building to its rear is part of Heathfield Park. Heathfield Park is otherwise characterised in the Willesden Green Conservation Area Character Appraisal as 'a definite independent residential area of large well designed town houses and villas'.
2. While it is agreed that the local listing primarily relates to the original part of the building facing onto Heathfield Park the post-war extension is not without some architectural merit though typical rather than special. It also has significant stained glass art-work by David Hillman. The building is important to the history and association with the Jewish community in this part of London and should not be demolished without a suitably designed replacement.
3. Whilst having regard to the policy there is no objection to the demolition of the existing building; it is not of such architectural or historic significance that it should be retained and has a neutral presence within the Conservation Area. The architectural and historic significance is in the original part of the building fronting Heathfield Park. However as a visible site and a public building, it is in need of careful redevelopment and the merits of the proposed redevelopment are set out below.
4. Brent's Conservation Officer, while accepting the principle of demolition, has recommended that the building be properly recorded for the Historic Building Environment Record and an appropriate condition is recommended.

Proposed Design

5. The new building is stepped forward from the established building line otherwise the plan-form is generally the same as existing. It has been designed so that the entrance aligns with the bay window of the adjoining property, but it is then stepped forward at ground floor with set backs at first and second. The principle of the ground floor projection beyond the front building line was accepted under the 2013 application for a single storey front extension, the building is unique in its character and function in the street and adjacent to a park to the east which breaks the building line, with a high quality of design and materials this proposal continues to be considered acceptable. Other than this the building is integrated with the plot as existing.
6. The new building will be higher and have a greater massing than existing, but any potential bulkiness is softened by the set back at first and second floor levels. It deals with the sloping site and in height appears to relate to the prevalent roofline of nearby houses, exceeding the ridge height of the neighbour by about 1m.
7. The scale of the building is not significant enough that it would cause harm to the conservation area or the significance of the original building behind.
8. A contemporary design is proposed, but it is not 'high-tech' rather it is predictable and reflects the design of the existing building. The design is animated by the interplay between the brickwork panels and the other finishes and use of materials. Therefore the materials and how they are laid and fixed will be key. It is finished in a mixture of fibre cement panels, brickwork and 'rainscreen' fibre cladding. The alternating metal screens and single herringbone brick bond against the vertical brise soleil, topped with metal posts the

decorative features. The main entrance is prominent, and legible.

9. The overall design could be let down if the materials are not of quality and the use and quality of the facing brickwork is especially important. A sample panel will be conditioned.

10. The designation of a conservation area does not prevent change from occurring. Instead it helps to manage change in order to enhance the area, and ensures that new developments do not harm the existing character. There is already a modern building in this part of the heritage asset which does not form part of the succession of large well designed town houses and villas. It would therefore be difficult to argue that a replacement building of a similar nature would adversely harm the conservation area. Although taller and set forward, it has been softened by set backs at the upper floors and materials. The material palette is similar to existing, certainly the main elevation which is predominantly brickwork. The east elevation has long views along the street and across Brondesbury Park open space. However, this elevation is masked by an existing building and trees. The bulk, height and grey panels could not be said to harm the conservation area. It is a good design that will sustain the appearance of this part of the conservation area.

Neighbouring Amenity

11. The adjacent property, 147 Brondesbury Park, is the closest residential property and the most likely to be affected by the redevelopment of the synagogue. The main and tallest part of the building has a similar footprint to the adjacent dwellings, this is maintained in the redevelopment so that whilst the building is proposed to increase in height this is mainly contained in the frontage of the building will not impact on outlook to the rear.

12. The building currently projects beyond the main rear elevation with a single and 2-storey structure, the first floor is set off the side boundary by approximately 3.5m. The proposal seeks to increase the amount of floorspace accommodated to the rear resulting in a larger projection to the rear. The depth of the single storey part of the building will increase by 2m, above this the upper floors have been designed so that they fall below an angle of 45 degrees set at the side boundary wall. The proposal adds a second floor to the rear meaning that it is a storey higher than the existing building, this is specifically to accommodate the stairwell to the top floor where the classrooms are accommodated. Again, importantly, this falls below the 45 degree angle and is 10.5m from the side boundary. The 45 degree angle is set out in SPG17 in the interest of protecting neighbouring amenity and in summary, while the proposed building is larger in scale than the existing, the building follows SPG17's guidance to ensure the relationship is acceptable and not overbearing.

13. To support this assessment a daylight sunlight report has been submitted which finds that the amenity of neighbouring residents would not be unacceptably affected.

14. The relationship is assessed in a daylight sunlight report which finds that the Vertical Sky Component (VSC) at ground floor is slightly below the benchmark of 27% VSC. In the existing situation it is 26.1% and following the development it would be 24.96%. Whilst the level is lower than recommended the second consideration is the significance of the change between existing and proposed, the existing value is 0.96 of the existing and BRE advises that a reduction would be noticeable and detrimental if this figure was 0.80 or less. On this basis it is considered that the reduction is minor and on balance the relationship is considered to be acceptable. At first floor the adjacent window retains over 32% VSC.

15. Sunlight has not been assessed as the windows are north facing. An overshadowing analysis of the rear garden, set to represent conditions on 21 March, shows that it would not significantly alter the amount of overshadowing experienced by the rear garden and the BRE criteria are satisfied.

Landscaping

16. Improvements to forecourt have been discussed with the agent and a condition is recommended to achieve an improvement to the softlandscaping covering in support of the London Plan Urban Greening policy and to provide an appropriate setting for the building in the streetscene.

17. It is envisaged that this landscaping may include 2 small trees to either front corner as well as a planting bed of low shrubs to the front and rear of the front curtilage.

18. An arboricultural report has been submitted and considered by the council's tree officer. The proposal will result in minimal disturbance to the 2 London Planes situated in front of the site. The report proposes cellular confinement systems and no-dig options which officers do not think are vital to this situation although where strip footings are dug within the root protection areas (RPA's), due diligence should be observed and any

roots encountered carefully cut back to a suitable location with sharp secateurs or pruning saw.

19. Where RPA's are compromised elsewhere on site, heras type fencing as specified by report should be erected and remain in situ throughout the development. An Arboricultural method statement and tree protection plan will be conditioned to ensure boundary trees are given sufficient protection throughout the scheme.

Existing and Proposed Capacity

20. Currently the synagogue has over 500 members of whom 380 are active attending for prayers and events through the week and up to 200 attending on Saturday's. A nursery operates from the first floor. The prayer hall as approved under the earlier extant application would accommodate up to 380 people, this permission was subject to a condition for a travel plan. The current application intends to create the same size prayer hall as previously agreed, along with a community hall, space for youth groups and the reprovision and improvement of the nursery classrooms.

21. There is no in principle objection to the increase in the scale of the facilities on site however the highways implications need to be fully considered and this is set out below.

Highways

22. Car parking allowances for places of worship, community and educational facilities are all set out in standard PS12 of the adopted UDP 2004. This allows up to two parking spaces per five visitors for places of worship and one space per five staff for community facilities and nurseries, plus additional parking for visitors.

23. The maximum capacity of the various elements of the building is 380 for the prayer hall, 180 for the community hall, 50 for youth groups and 40 for the nursery, with a total of four full-time staff employed. In general though, actual attendance would typically total little more than half of the maximum capacity. Nevertheless, based on maximum building capacities, the parking standard would allow up to 152 spaces for the synagogue, nine spaces for the community hall and two spaces for the nursery

24. With on-site parking provision proposed to fall from four spaces to two disabled spaces consideration needs to be given to the potential impact of overspill parking from the site on traffic flow and highway safety though.

25. To help to assess this, the use of the building across the course of a typical week has been set out. Weekday use of the building will comprise early morning and evening use of the prayer hall for services, with the nursery and small community groups using the building during the day. The primary use of the synagogue will take place on Saturdays, with some overlap with youth groups, community use and the nursery. Sunday use will largely comprise youth and community use.

26. To assess impact, a Transport Statement has been submitted which includes surveys of existing visitors to the synagogue. During the week, the maximum surveyed attendance for prayers was 31 on a Friday afternoon, increasing to 45 on a Friday evening and 200 on a Saturday morning.

27. However, as an Orthodox Jewish synagogue, members are forbidden from using a motor vehicle from dusk on a Friday until dusk on a Saturday. Members attending the synagogue at the busiest times would therefore all walk, thus ensuring parking problems are not caused on a Friday evening or Saturday when the building is at its busiest.

28. With 26% of members driving during the week, the maximum existing parking accumulation for the synagogue has therefore been calculated at eight vehicles, which can be safely accommodated on-street in the wider area. Attendance for the synagogue is not anticipated to rise significantly with this proposal as the main aim is to more comfortably accommodate the existing uses.

29. The proposal does include the addition of a community hall as a new facility though, with anticipated use for private hire by 50-100 people at any time on 15-20 occasions per year. These events are to be kept separate to the synagogue prayer times though to regulate peak attendance within the building.

30. The proposal will also accommodate an increase in the capacity of the nursery on the site, with the maximum number of children climbing from 25 to 40. A survey of existing parents suggests that 62% currently bring their children to and from the site by car.

31. To help to mitigate any impact arising from the increased use of the building through the expansion of the nursery and community facilities, a Travel Plan is proposed. At the present time the outline of a number of measures has been provided (including provision of travel information through travel packs, noticeboards, newsletters etc. and provision of cycle parking and training), to be managed by a Travel Plan Co-ordinator.

32. A full Travel Plan will need to be developed and approved prior to occupation of the development, of sufficient quality to score a PASS mark using TfL's ATTrBuTE system. This will need to include SMART targets for minimising and reducing car use amongst staff and visitors to the site, to be monitored and reviewed over a period of five years. Other specific requirements will include parking beat surveys on surrounding streets for key periods such as morning and evening, plus setting down/pick up periods for the nursery and for weekend lunchtime and evenings for the community use. Highways officers have identified nearby pay and display bays and capacity for additional parking on surrounding streets in the evenings, however a contribution is sought to enable a review of the hours of the CPZ should the situation change and require further controls in the evening.

33. In terms of cycle parking, only the nursery has a specific requirement within the UDP for one staff space. Nevertheless three 'Sheffield' stands (six spaces) are to be provided on the site frontage to encourage greater use of cycling and these are welcomed.

34. Otherwise, the site is located close to Willesden town centre and therefore has good access to public transport services to provide alternative means of access to the site for visitors. Those that do still drive to the site can make use of the nearby pay and display bays along Alverstone Road and Brondesbury Park to the east of the site, whilst the local area in general is not heavily parked.

35. The provision of two disabled parking spaces within the site is also welcomed and the existing vehicular access and sliding gates will remain in situ.

Conclusion

36. The new development will make a positive contribution to local character and distinctiveness and will sustain the significance of the heritage assets and the streetscene. A good baseline of information has been provided to support the development of a Travel Plan and particularly due to the main congregation on Saturdays not using cars to access the site the impact of the development on the public highway will be entirely manageable.

Neighbours comments

Resident's comments	Response
Disagree that the existing building is an eyesore and rather than demolish it a new site should be found which is fit for purpose	Officers agree that the appreciation or otherwise of the architectural merit of the existing building is somewhat subjective but this is fully considered in para's 1-3 above. The principle of the demolition and redevelopment of the site has been assessed and is acceptable in terms of the heritage assets affected and the streetscene in Brondesbury Park- Para's 5-10.
The redevelopment of the Library has caused major inconvenience during construction in terms of traffic, parking and noise and it is too soon for another major build to go ahead on this road There are no plans to show how the huge disruption will be managed	Disruption caused by construction is temporary while the building work is being undertaken and as such is not a material consideration in the determination of planning applications, however officers are able to require that those working on the site sign up to 'considerate constructors' and a construction management plan can be sought to agree details of how the development will impact on the public highway during construction.

SUSTAINABILITY ASSESSMENT

The proposal has included a summary of a BREEAM pre-assessment produced for the site and the Core Strategy seeks for BREEAM 'Excellent' to be required from major developments.

The requirements of the London Plan still stand and the development will need to achieve the carbon reduction target of 40% improvement on Building Regulations. While not shown at present the applicant has indicated that PV panels on the roof will be utilised to make the greatest contribution to this.

Brent's sustainability checklist has been submitted and a score of 50 or more is sought.

S106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- BREEAM Excellent and to achieve London Plan Carbon Reduction target
- Provide a full Travel Plan to score a PASS mark using TfL's ATTrBuTE system prior to occupation
- Financial contribution towards the cost of reviewing the CPZ operating hours
- Considerate constructors scheme

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

CIL DETAILS

This application is liable to pay **£18,760.00*** under the Community Infrastructure Levy (CIL). However the CIL form states that the applicant is a charity and will be able to claim a charitable exemption. Brent does not have a CIL charge for D1 so only the mayor's CIL is applicable.

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): 1288 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
Non-residential institutions	1288	819	469	£35.00	£0.00	£18,760.00	£0.00

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	£18,760.00	£0.00

*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: 15/2382

To: Mr Wong
dMFK Architects
The Old Library
119 Cholmley Gardens
LONDON
NW6 1AA

I refer to your application dated 05/06/2015 proposing the following:
Demolition of existing synagogue and erection of a new three storey synagogue with basement level with ancillary prayer hall, youth room, community hall and nursery

and accompanied by plans or documents listed here:

See condition 2

at 143 & 145 Brondesbury Park, Brondesbury, London, NW2 5JL

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

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
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

- 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):

A001
A095
A099 B
A100 D
A101 D
A102 D
A103 D
A104
A150 A
A151 A
A155 A
A160 A
A161 A
A165 A
A166 A

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

- 3 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.

- 4 Prior to the commencement of the demolition, the building shall be recorded in accordance with an Historic England level 2 photographic and drawn record (Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006) and the record shall be submitted to the LPA to be lodged in the local Historic Environment Record.

Reason: To retain a record of the special interest of the building. This is required prior to the commencement of demolition because of the need to retain a record of the building before demolition.

- 5 No work shall commence on site until an Arboricultural method statement and a tree protection

plan have been submitted to and approved in writing by the LPA. Works shall be carried out in full accordance with the approved details.

Reason: To protect existing trees during the course of construction works in order to ensure that the character and amenity of the area are not impaired.

- 6 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

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

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

- 8 All areas shown on the plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass 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 prior to occupation of the building(s).

Such scheme shall specifically indicate:-

(i) Walls and fences

Proposed walls and fencing, indicating materials and heights.

(ii) Soft landscaping to the front of the site

Behind the front boundary and against the front elevation, plus the inclusion of 2 trees.

(iii) Upper floor planters

Demonstration of size to confirm that plants will establish

Detail of proposed plants

Extension of planters into terrace area adjacent no. 147 Brondesbury Park to prevent use of the rear most 4m of the terrace

(iv) Maintenance details

Details of the proposed arrangements for maintenance of all landscaping.

(v) Hardstanding

Details of materials and demonstration of SUDS through the site

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

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

Any person wishing to inspect the above papers should contact Liz Sullivan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5377