

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

16 December, 2015
07
15/1892

SITE INFORMATION

RECEIVED: 2 June, 2015

WARD: Mapesbury

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Summit Court Garages and Laundry & Store Room nex to 1-16 Summit Court, Shoot Up Hill, London, NW2

PROPOSAL: Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

APPLICANT: Brent Housing Partnership

CONTACT: Baily Garner

PLAN NO'S: See condition 2

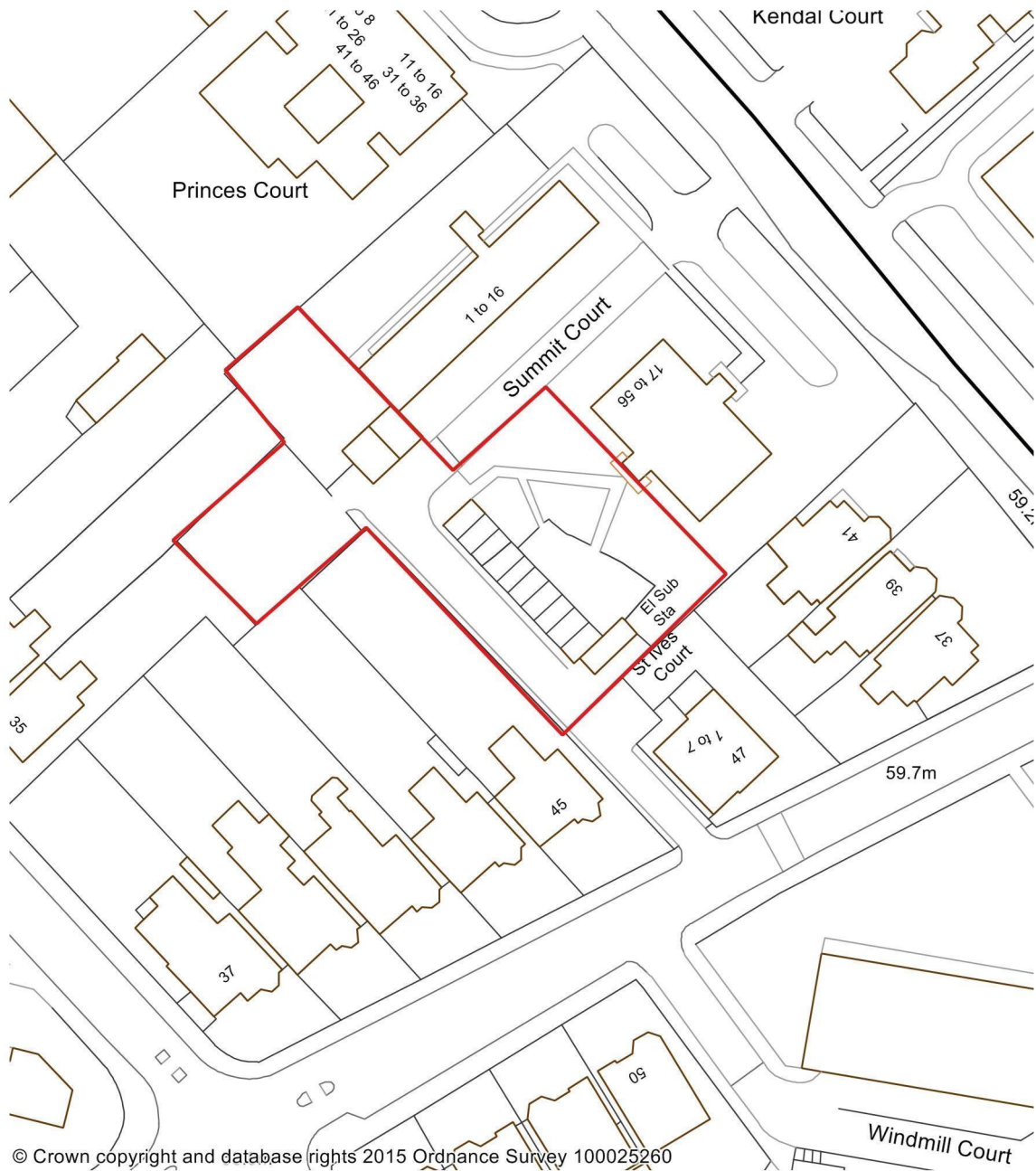
SITE MAP



Planning Committee Map

Site address: Summit Court Garages and Laundry & Store Room nex to 1-16
Summit Court, Shoot Up Hill, London, NW2

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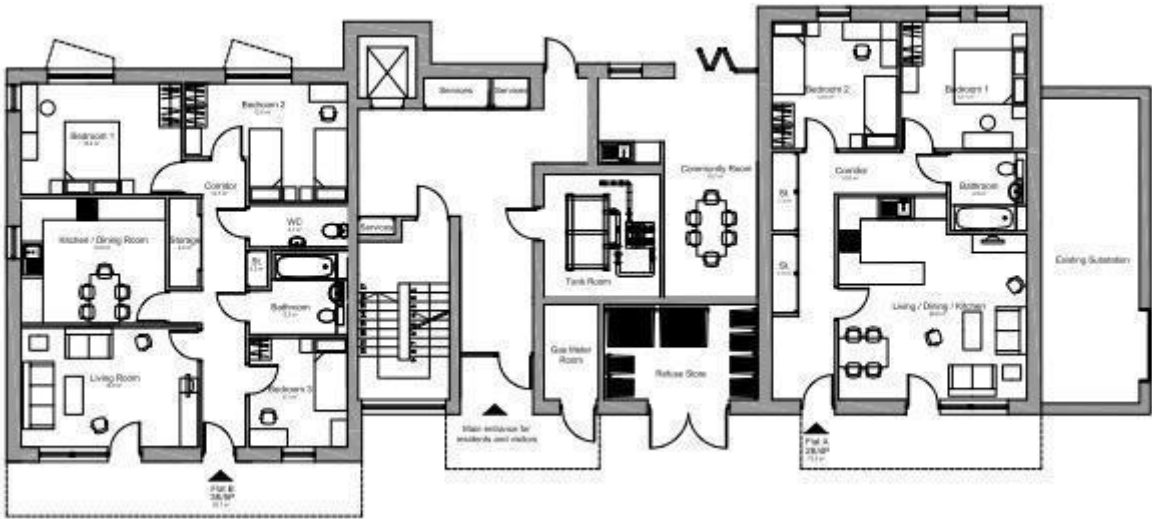
This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

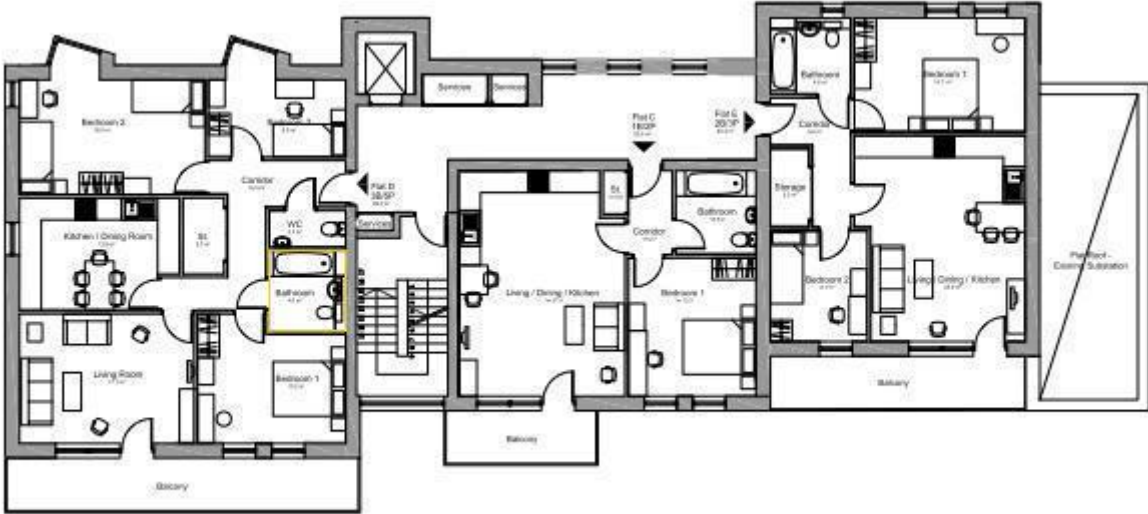
Site Plan



Ground floor plan



First and second floor plan



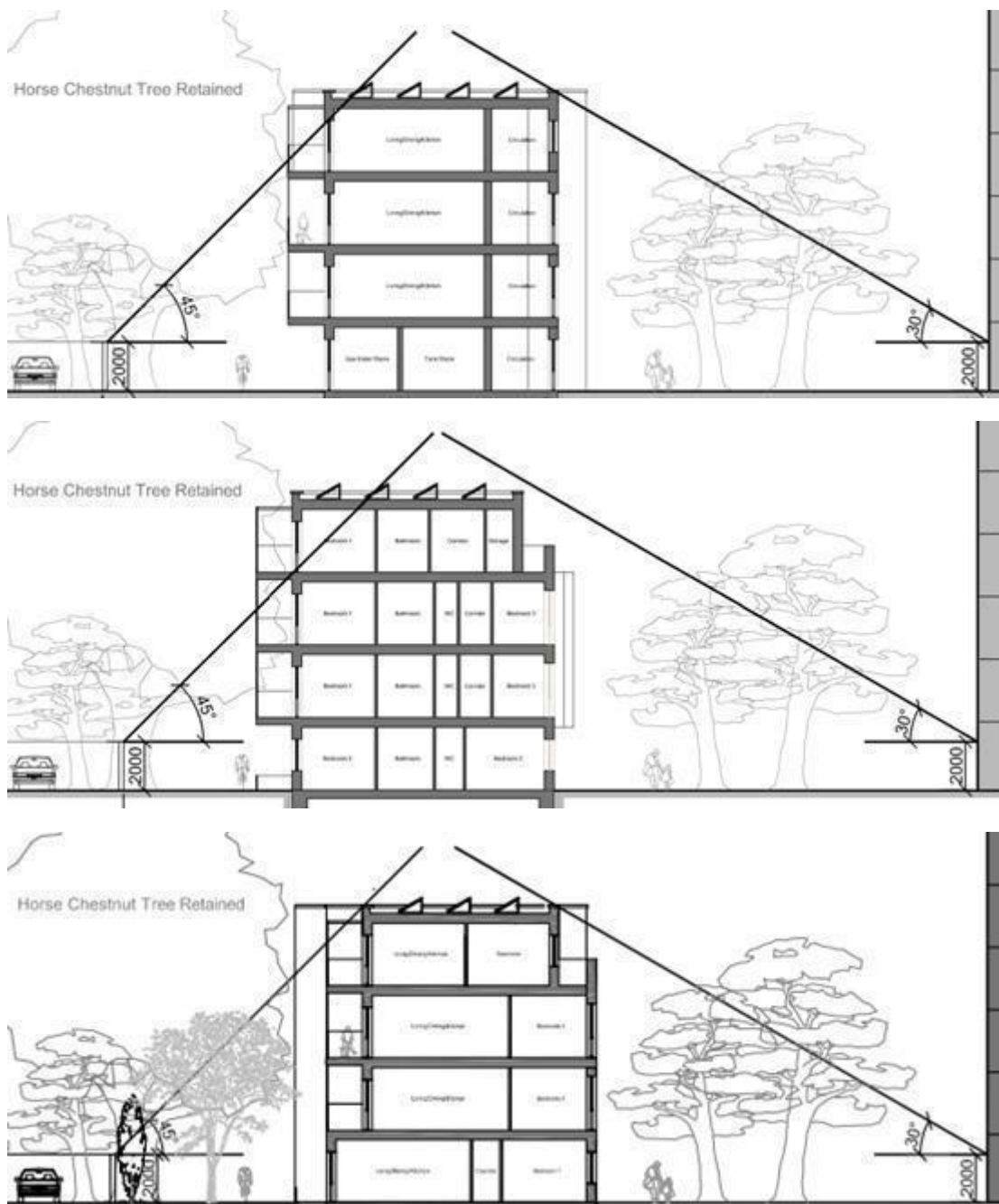
South west elevation



North east elevation



Sections



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

The application seeks permission for a four-storey block of 11 dwellings comprising three one-bedroom, four two-bedroom and four three-bedroom flats and a community room on the ground floor. All 11 dwellings would be affordable housing.

The new block would be essentially rectangular in footprint and replace the current garages. The design is contemporary with a flat roof. A main entrance is provided for upper floor dwellings and individual street-level entrances are provided from ground floor dwellings.

An unused drying area to the west of the northern block of Summit Court will be given over to car parking for

10 vehicles.

B) EXISTING

The site is currently occupied by a row of 10 unused garages and a sub station in a single storey block in the south-west corner of Summit Court, a 1960s development of 56 dwellings in two separate blocks of 4 and 10 storeys on the western side of Shoot Up Hill. To the south lies St Ives Court, a block of seven dwellings, 4 storeys high and constructed in 2006/7.

The garages do not have a street frontage as they are separated from Shoot Up Hill by Summit Court and from Mapesbury Road by St Ives Court. To the southwest of the site the application site abuts 45 Mapesbury Road, a two-storey detached Victorian house converted into five flats and located within the Mapesbury Conservation area.

The site is generally flat and level. The garages are situated between tarmacked hardstanding to the front and to the rear a mix of hard and soft landscaping providing amenity space to the residents of Summit Court.

Public transport accessibility is good with a PTAL rating of five and Kilburn underground station located approximately half a kilometre (6-7 minutes walk) to the south along Shoot Up Hill, which itself is well served with bus routes north and south.

These 10 garages make up a significant part of the total of 39 parking spaces provided for Summit Court however they are currently not used.

C) AMENDMENTS SINCE SUBMISSION

- Change in the unit mix to 4x1bed, 3x2bed and 4x3bed
- Removal of windows in proposed south east elevation facing St Ives Court and set in at third floor
- Introduction of landscaping in front of the proposed building (south western side)
- Amended bin store location

D) SUMMARY OF KEY ISSUES

E) MONITORING

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

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Assembly and leisure	0		0	0	
Businesses / research and development	0		0	0	
Businesses and light industry	0		0	0	
Businesses and offices	0		0	0	
Drinking establishments (2004)	0		0	0	
Financial and professional services	0		0	0	
General industrial	0		0	0	
Hot food take away (2004)	0		0	0	
Hotels	0		0	0	
Non-residential institutions	0		0	0	
Residential institutions	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
EXISTING (Flats û Social Rented)										
PROPOSED (Flats û Social Rented)	3	4	4							11

RELEVANT SITE HISTORY

No relevant planning history

CONSULTATIONS

Both a site notice and press notice were published to advertise the application. Initial neighbour consultation was carried out on 3rd June 2015, 9 objections and 1 petition in opposition to the proposal have been received raising the following concerns:

- Blandness of the building lacking interest and adjacent to a conservation area, particularly the roof line – the roof line should be improved.
- Contribution should be secured to replace recently removed trees from Mapesbury and Shoot Up Hill
- Reduction in daylight/sunlight for St Ives Court not justified by the argument of the site's 'underdevelopment', and this will worsen the existing condensation issue.
- Impact on privacy and outlook of St Ives Court
- Scale, height and position of proposed building – the top floor should be smaller
- The garages were in use until the end of 2014
- There is no indication of the build timescale or how the site would be accessed during construction.
- No information of the depth of the foundations and the impact pilings would have on neighbouring buildings
- St Ives Court were not included in initial consultation with the applicant and some summit court residents weren't either
- Private Road adjacent to St Ives court suffers from non-residents parking
- New residents, with no access to on site parking, may use the private road
- BHP should show evidence that this is the only suitable site
- What mix of shared ownership and social housing is proposed
- Impact on light to Summit Court
- Loss of parking spaces during building works and once completed
- Loss of softlandscaping and limited space for children in summit court
- Loss of drying area will deny residents the ability to dry clothes by natural means
- Impact of buildings works and dust on health.
- Overcrowding and may lead to higher crime
- Additional pressures on waste/refuse
- Dispute the claim that the development rejuvenates a brownfield site – the garages were only vacated to support his proposal.
- Bike stands would need to be secure
- It would be much better if the garages were transformed into a playground

A petition was also received signed by 41 residents of Summit Court, the objections raised included:

- loss of light, overshadowing, privacy and outlook,
- noise and disturbance
- possible loss of trees
- crowding of buildings.

Following the submission of revisions a further two week re-consultation of all neighbours originally consulted was undertaken from 18th November to 2nd December.

No additional comments have been received in response to this to date.

Statutory Consultees

Environmental Health - conditions recommended regarding demolition and construction works in an AQMA, and informatives are recommended regarding asbestos and contaminated land.

Highways - Sought improvements including i) improved pedestrian access, ii) natural drainage, iii) cycle parking. These points are discussed in the remarks section.

Sustainability - comments raised and discussed

Tree officer - submission is acceptable with additional condition.

BHP consultation

BHP held a consultation event on 31st March. Having invited all properties within Summit Court, individuals from 14 households attended. BHP have informed your officers that the issues discussed included concern about additional demand for car parking, welcoming the replacement community room, welcoming the landscaping improvements and requesting facilities for toddlers.

Alongside Brent's reconsultation on the revised scheme BHP held a further consultation event on 25th November, attended by 10 individuals from within Summit Court and from neighbouring properties including St Ives Court. BHP have informed your officers that discussions included the: logistics of building work and ensuring that lorries do not block the private road; play area location in relation to ground floor windows of Summit Court; and expression of support for the scheme from the Chair of the Summit Court Residents Association.

POLICY CONSIDERATIONS

Brent's UDP 2004

Core Strategy 2011

London Plan 2015 (Further Alterations)

SPG17 Design Guide for New Development

DETAILED CONSIDERATIONS

Background

1 Brent Housing Partnership (BHP) has been looking at ways in which it can increase its stock of affordable housing across the Borough. A survey of BHP properties and estates has led to the identification of a number of infill opportunities to contribute to increasing the BHP housing stock.

Principle

2 The site on which the development is proposed is situated to the rear of 17-56 Summit Court. The surrounding area is residential in character and there are no other conflicting land uses, as such the introduction of the proposed affordable residential units is appropriate in terms of the character and use.

Design, Layout & Impact on Street Scene and Conservation Area

Layout

3 The proposal envisages a four-storey block containing 11 flats. The site is located on the west side of Shoot Up Hill on the northern side of Mapesbury Road. Summit Court consists of two blocks, that containing flats 1-16 being a four-storey block on the northern side of the site perpendicular to Shoot Up Hill and that containing flats 17-56 a 10-storey block fronting Shoot Up Hill though set back from it by about 20m. The rest of the the space around the blocks largely consists of soft landscaping (lawn and trees) with parking bays within the frontage and along the access road. To the rear of the site there is a drying area, car park, community space and row of garages and sub station.

4 The new building is 29m in length and between 9.8 and 11m in depth, with a footprint of about 308sqm, and is proposed to be accommodated on the existing garages and will project approximately a further 4m into the communal amenity space. It would be between 16.1m and 17.7m from the rear elevation of 17-56 Summit Court and 16m from 1-16 Summit Court, although only the last 3.5m of this block directly faces the proposed building. ,

5 The development is to the southwest of 17-56 Summit Court and to the southeast of 1-16 Summit Court. The area between the blocks is to remain as communal amenity space but with enhanced with a landscaping scheme and informal play equipment.

6 St Ives Court, otherwise known as 47 Mapesbury Road, is 17.6m to the southeast of the proposed development, and the garden boundary of 45 Mapesbury Road is 8.2m from the proposed front elevation.

7 The existing drying area is to be removed while the community space is to be relocated to within the new block and this area, to the northwest of the site, is proposed to re-provide the parking spaces lost through the development of the garages.

8 While the garage site does not have a street frontage it will be partly visible from the private access road from Mapesbury Road and from Shoot Up Hill between the two blocks.

Design

9 The new building would be faced with grey brick at ground floor and a mixture of brown brick and grey cladding above. There are also a range of window sizes and styles though their uniform height creates a clear rhythm through the floors. Your officers consider that the range of materials and fenestration creates interest without being complicated or cluttered.

10 The building is mainly four-storeys, though the top floor is recessed at the southeast end of the block closest to St Ives Court, with a flat roof and a small lift overrun and solar panels.

11 The building is oriented so that its front elevation is to the southwest and its rear elevation backs onto the communal amenity space. The two ground floor units have private entrances and all other units share a centrally positioned communal entrance. The entrance door is proposed to be recessed, whilst this offers shelter officers consider that this creates an overly tucked away space, a condition is recommended for detail of the door to be relocated to be in line with the rest of the elevation; the door would still be sheltered by the balcony above.

12 The more active side of the building is to the southwest towards 45 Mapesbury Road; this elevation accommodates balconies and the majority of the habitable rooms. The elevation facing the communal amenity space and 17-56 Summit Court contains some bedroom windows but these are designed in certain ways to avoid creating a sense of the privacy of existing residents being harmed. This includes angled windows and obscure glazing.

Street scene & Conservation Area

13 While the application site does not have a street frontage there are points around the site where it will be visible from the street. From Mapesbury Road the front elevation will be visible, perpendicular to the road, behind St Ives Court. The front building line would be slightly recessed behind the flank wall building line of St Ives Court so its appearance would not be overly prominent.

14 The neighbouring property to the west of the site is within the Mapesbury Conservation Area. Passers-by will be able to view the front elevation of the development which has privacy panels and balconies creating an interesting elevation and the landscaped frontage will also enhance this view. Whilst it is adjacent to the conservation area boundary, the site is set well back from the road and will not have a direct impact on the character of the Conservation Area.

15 The element of the building which would be visible from Shoot Up Hill is the northern most corner of the building rear elevation. An existing tree adjacent to the vehicular route into the site will frame the view of the building.

Unit mix

16 The proposed mix of units is four one-bedroom, three two-bedroom and four three-bedroom flats. Brent's adopted Core Strategy seeks 25% of new units to be family sized (three or more bedrooms). In this instance the proposal is for 36%, meeting the requirements of the policy.

Quality of Accommodation

17 All units meet and exceed the National minimum standards in terms of internal floor area.

Floor	Unit	Beds	Size (sqm)	Technical standards (sqm)
Ground	A	2b4p	72.9sqm	70
	B	3b5p	89.7	86

First	C	1b2p	50.6	50
	D	3b5p	92	86
	E	2b3p	62.4	61
Second	C	1b2p	50.6	50
	D	3b5p	92	86
	E	2b3p	62.4	61
Third	F	3b4p	78	74
	G	1b1p	39.2	39
	H	1b2p	50.6	50

18 At ground floor the units have a private front curtilage. Front gardens are usually considered primarily to act as a landscaped setting to a development and given the limited privacy they have, on road frontages, are not normally considered to constitute amenity space. In this instance given the wider landscaped setting within which the space is located, no vehicular activity and only residents walking past the value of the space is more significant. Unit A has 10sqm and unit B has 15sqm.

19 On the first and second floors the three-bedroom units have balconies of 14sqm, the two-bedroom units have 10sqm balconies and the one-bedroom units have 6sqm. The units above are the same other than the one-bedroom unit which has a 5sqm balcony. All balconies are 1.5m deep providing a good level of usability.

20 The units achieve the guidance of the London Housing SPG in terms of amenity space but fall short of SPG17's recommended 20sqm for flats and more for ground floor family units. The development also introduces the improvement of the space to the southwest of the building, creating a space which will not be accessed by vehicles and will be of some additional amenity value.

21 Officers are of the opinion that the proposal provides a good quality of accommodation and while falling short quantitatively in terms of amenity space each unit has a good quality private space and will have access to the improved communal amenity space across the estate. The communal amenity space is discussed in more detail below.

22 All but 3 units are dual or triple aspect, the 3 single aspect units are south west facing so will benefit from good levels of light. For the ground floor units with windows which are not protected within private space, the proposal is to provide a landscaped buffer which will create defensible space around the windows instead of encroaching into the communal space with a private garden.

Impact on neighbouring amenity

1-16 Summit Court

23 1-16 Summit Court is four-storeys in height and there is a 16m separation between this block and the northwest elevation of the proposed block, although only the last 3.5m of this block directly faces the proposed building. Near the mid point of the proposed northwestern elevation there will be kitchen windows at all floors, and as this is offset from the Summit Court units the relationship is acceptable. At the first and second floors, bedrooms are located with a window in the northwest elevation; this will need to be obscure glazed to above eye level to prevent the loss of privacy for neighbouring residents. These same rooms at first and second floor also have an angled bay window on the northeastern elevation which would allow outlook to the north towards 1-16. They are not conventional windows as they do not enable outlook from all parts of the room though they still enable light for the occupier, they also look across the estate road to front elevation rooms of 1-16 which expect a different degree of privacy to rooms located on the rear elevation facing more private space and as such this relationship is considered to be acceptable. The daylight and sunlight assessment of this relationship shows that all windows pass the minimum standard.

17-56 Summit Court

24 The separation between the proposed development and this 10-storey block is between 16.1m and 17.7m. Towards the southern end of the proposed building there are three bedroom windows on the rear elevation, one of which does not directly face the neighbouring building, the second of which does and is proposed as obscure glazed and the third is proposed as a clear window: your officers are minded that, as the separation is only 16.1m at this point, this third window must be obscure glazed.

25 The inclusion of fenestration to create a positive sense of activity is important however must be balanced with maintaining acceptable levels of privacy for neighbours. Accordingly, the windows to the circulation

space at each level are proposed to be clear at the lower level and obscure glazed to the upper part, discouraging a direct line of sight between the blocks.

26 The application is supported by a daylight/sunlight report. . The impact on the vertical sky component measurement was more significant than recommended for windows at ground floor in 17-56, the assessment however points out that these include open plan living areas which also have a window on their respective flank wall, thus providing an additional source of light. Your officers note that two bedrooms on the ground floor of 17-56 experience a greater reduction in daylight distribution than recommended. In determining whether this impact can be accepted, it is necessary to consider that the existing site is very open and therefore any scale of development would have a notable affect, but this does not necessarily mean that the end result would be unacceptable. It is also important to note that since the submission of this report, the development has been revised to improve this relationship. The section drawings now show that with the exception of the lift shaft, which is only 2.4m in width, the building falls at or below an angle of 30 degrees set at a height of 2m at the rear elevation of 17-56 Summit Court and therefore meets the guidance of SPG17, which is established to ensure that new development does not result in unacceptable levels of harm.on light and outlook for neighbouring properties

St Ives Court

27 The proposed building is over 17m from the rear elevation of St Ives Court and is stepped in by a further 1.1m at third floor. There are no windows in this elevation so there is no concern regarding privacy and the separation distance is sufficient to avoid harming neighbouring residents' outlook.

28 The daylight distribution assessment which is part of the daylight/sunlight report identified two windows which would be affected by the original design by a greater reduction than recommended by the BRE guidance however amendments have now resulted in the building being set below an angle of 30 degrees as described above. As St Ives Court is located to the south of the proposed development there will not be a direct impact on sunlight.

45 Mapesbury Road

29 This building has historically been converted into five flats and the end 20m of its garden is a car park. The siting of the proposed building is such that the separation distance is maximised where adjacent to the amenity space, stepping in slightly next to the car park.

30 45 Mapesbury Road has numerous windows in the flank wall of its rear projection, however the proposed development begins just beyond its rear elevation and therefore there are no directly facing windows. The separation distance would be 13.5m. Officers have nevertheless considered overlooking of the amenity space. At the point closest to the building the development is set in 8.3m from the boundary; SPG17 sets out that where rear elevations face one another each building is recommended to be 10m away from the joint boundary and where flank walls have habitable rooms they should be set in 5m from a boundary. As this site is a combination of the two, consisting of the main habitable rooms but facing towards a side rather than rear boundary, the proposed separation is reasonable.

31 To provide further protection to neighbouring privacy the proposed landscaping scheme includes trees along this boundary and the balconies, which project further towards the neighbour, would have etched glass privacy screens partially limiting outlook. Towards the northern end of the block, where the building is adjacent to the car parking area, the separation reduces to 7m.

Summary

Officers acknowledge that the separation distances between the existing and proposed buildings fall below the recommendations of SPG17 which are set out to provide good levels of outlook and privacy. The development does propose mitigation measures to limit any potential conflicts and to achieve good levels of privacy and the specific characteristics of the site have enabled the development to be accommodated without undue harm to existing residents. However officers have also afforded considerable weight to the proposed development consisting of 11 affordable units and the value that they have in providing accommodation required to meet Brent's specific housing needs.

Landscaping & communal amenity

32 The existing estate provides a good quantity of communal amenity space totalling 2210sqm, or 40sqm per existing dwelling. It largely consists of grassed area with some hard standing and though usable is not of

particularly good quality or visual amenity value. The proposed development, as discussed above, intrudes slightly into the communal amenity space, marginally reducing the quantity of the central area.

33 In order to mitigate this, significant improvements to the quality of the landscaping of the communal space are proposed to enhance its usability and its visual amenity. The proposed site plans indicates what this would involve, with a mixture of hard and soft landscaping and informal play for young children. Another element of improvement is the space in front of the proposed block which is currently hard standing and laid out for access to the garages, which is proposed to be soft landscaped. While this is primarily a route to the site rather than usable amenity space it is still a significant addition to the soft landscaping on site.

34 Whilst any loss of communal amenity space is unfortunate the existing and future dwellings would have 34sqm of space each and this, combined with the mitigation proposed leads your officers to conclude that the amenity of existing occupiers will not be unduly harmed and this is not, therefore, considered a reason to refuse planning permission.

Trees

35 A tree from the centre of the communal amenity space is proposed to be removed as its proximity to the new building could be of future concern and it enables an entirely new landscaping scheme to be created. This proposal is acceptable as numerous new trees are proposed in the amenity space and around the site mitigating this.

36 There are other significant trees around the site, particularly at the edges of the proposed and amended car parks, that are to be retained. In order to ensure that this can be done successfully an arboricultural method statement has been submitted and the Council's tree officer is happy with the recommendations. Your officers note that the document incorrectly refers to Barnet and Haringey but is otherwise accurate in its detail. A condition is recommended that the works be undertaken in accordance with this document, should Members decide to grant planning permission.

37 The Council's tree officer also recommends an additional condition requiring site supervising during demolition and construction activities within the root protection areas (RPAs) of Trees T1 and T2. This is to ensure that activities in the RPAs are carried out in strict accordance with the approved and conditioned method statement and tree protection plan. A written record should be kept of these visits and should any problems arise, the Council's tree officer should be contacted accordingly.

Highways

Parking Capacity

38 The site has a very good PTAL rating of 5 as Kilburn Station and Brondesbury Station are both within walking distance of the site, and six bus routes are locally available.

39 The D&A sets out that there are currently 39 parking spaces on the estate which includes the 10 garages which were vacated prior to the submission of the application. The proposal seeks to utilise the drying area as an additional parking area and the layout of the 2 parking areas to the rear of the site re-provides the 10 spaces lost from the garages as car park spaces.

40 The intention is that residents of the proposed units would not be allowed to park within the estate, managed through permits issued by BHP. A permit-free agreement would also be applied to the new units to prevent overspill parking on the nearby streets which do not have spare capacity. In a location with a PTAL of 5 this proposal is acceptable.

41 To address the concerns of St Ives Court the applicant has offered to extend the estate's parking permit scheme and management to the private road to prevent overspill parking occurring there.

Layout & Accessibility

42 The vehicular access into the site is existing from Shoot Up Hill and there is sufficient turning space within the site to allow vehicles to leave in forward gear onto a London distributor road.

43 There is a second access from Mapesbury Road near St Ives Court which is currently gated and not used. There is no proposal to open this and it is to be utilised only in relation to servicing the substation; this access is however available to pedestrians.

Refuse storage and collection

44 The access into the site is sufficient for refuse and emergency vehicles. The demolition of the storage and community room provides a hammerhead, approximately 6m-8m wide, which will allow larger vehicles to turn around when leaving the site. This is a significant improvement and your Transportation officers suggest that double yellow lines around the hammerhead are provided to ensure that the turning circle is not obstructed.

45 A waste and recycling storage room is proposed in the ground floor of the block, the landscaping layout currently shows that a refuse vehicle would be able to stop 12m from the store. Officers understand that the pull distance should not exceed 10m and therefore a condition is recommended which will require the soft landscaping to be amended in order to allow the collection vehicle to come slightly closer.

46 The store is of sufficient size to accommodate the storage required for 11 units. The existing estate does not currently have a well organised bin store area. The proposal initially sought to accommodate the bin stores for the existing flats within what is currently the drying area. While in terms of visual amenity this may be positive, it would actually move the store notably further away from the flats. Also, in terms of security, this space is not well overlooked and the bins could provide a way of accessing the adjacent gardens.

47 The bins for the existing estate are proposed to be relocated at the rear of the site at the corner of the existing car park and 45 Mapesbury Road. While a bin store in a more centralised area may be preferable this would have resulted in the loss of more amenity space and soft landscaping.

Other

48 The minimum standard for bicycle parking is at least one secure space per flat. In this case these are proposed to be located in external but secure and covered stores. Their final location is likely to be in front of the proposed block but it remains to be confirmed. A condition is recommended to address this and ensure a sensible location which is accessible and minimises its impact on amenity space and landscaping.

Community Use

49 It is understood that the small existing community space is used for residents meetings and the proposal will replace the area within the new building, fronting the communal amenity space. There are no concerns regarding this proposal and no objections have been raised.

Conclusions

50 The proposal replaces the parking capacity of the site and in not offering parking to future residents will acceptably manage this situation, the site is in a sustainable location with a very good level of accessibility for residents. While there is a reduction in the quantity of communal amenity space per unit, significant landscaping improvements are proposed and the development will secure 11 affordable homes for Brent.

Neighbour Comments

Comment	Officer Response
Blandness of the building lacking interest and adjacent to a conservation area, particularly the roof line – the roof line should be improved	The elevational design has improved since the original submission and consultation, para's 9-11. The flat roof is characteristic of Summit Court.
Contribution should be secured to replace recently removed trees from Mapesbury and Shoot Up Hill	The development does not impact on trees outside of the site and therefore this contribution cannot be reasonably required. The landscaping proposal does however enhance tree provision within the site
Reduction in daylight/sunlight, privacy and outlook	Para's 23-31
Scale, height and position of proposed building	The scale of the building in terms of its footprint and height is considered to be appropriate within the context of the site and

	does not unduly impact on neighbouring amenity para's 23-31
The garages were in use until the end of 2014	Noted para 39
No information of the depth of the foundations and the impact pilings would have on neighbouring building	The applicant will need to comply with building regulations
St Ives Court were not included in initial consultation with the applicant and some summit court residents weren't either	It appears that BHP's initial consultation focussed on Summit Court residents though this was corrected in their re-consultation. Brent's consultation has included the wider area ensuring all residents have the opportunity to comment
Private Road adjacent to St Ives court suffers from non-residents parking	Para 41
BHP should show evidence that this is the only suitable site	Para 1
What mix of shared ownership and social housing is proposed	The units are proposed for social rent
Loss of parking spaces during building works and once completed	A condition is recommended for detail as to how this would be managed to minimise disruption
Loss of softlandscaping and limited space for children in summit court	Para's 32-34
Loss of drying area will deny residents the ability to dry clothes by natural means	Noted, however site visits reveal this is a very underused space.
Impact of buildings works and dust on health	A condition is recommended regarding the construction method.
Overcrowding and may lead to higher crime	Officers are of the opinion that the proposed reduces the concealed areas of the site i.e. around the garages and will create an attractive and active frontage
Additional pressures on waste/refuse	Para's 44-47
Bike stands would need to be secure	Para 48
Dispute the claim that the development rejuvenates a brownfield site – the garages were only vacated to support his proposal	Noted, para 41
It would be much better if the garages were transformed into a playground	The improvements to the communal amenity space will be funded through the construction of the new affordable homes

SUSTAINABILITY ASSESSMENT

The proposal achieves a 36% reduction in carbon emissions above Building Regulations Part L.

The applicant has considered a communal heating system but has not found it to be viable for the small size of the scheme and individual boilers and PV panels are proposed instead.

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
- 35% carbon reduction beyond Part L Building Regulations
- The development shall be 100% affordable housing
- Parking permit free development

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

The development is proposed as affordable housing meaning that the applicant will be able to apply for a CIL exemption.

This application is liable to pay **£203,919.14*** 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): 750 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	750		750	£200.00	£35.15	£173,437.50	£30,481.64

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)	259	
Total chargeable amount	£173,437.50	£30,481.64

*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: 15/1892

To: Mrs Michelle Minogue
Baily Garner
146-148 Eltham Hill
London
SE9 5DY

I refer to your application dated 06/05/2015 proposing the following:
Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping
and accompanied by plans or documents listed here:
See condition 2
at Summit Court Garages and Laundry & Store Room nex to 1-16 Summit Court, Shoot Up Hill, London, NW2

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
Council's Supplementary Planning Guidance 17

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

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development
Transport: in terms of sustainability, safety and servicing needs

- 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):

PL00
PL02C
PL04B
PL09C
PL10B
PL16C
PL21
PL22
Tree protection plan
Working within root protection areas – method statement
Arboricultural method statement
Energy strategy report

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

- 3 A strategy to ensure privacy between existing and new residents identifying which windows on the northeast and northwest elevations require mitigation i.e. obscure glazing to at least 1.8m from floor level, shall be submitted to and approved in writing prior to the completion of the development. The approved details shall be implemented prior to the occupation of the development and retained for the lifetime of the development.

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

- 4 The parking spaces shown on the approved plans shall be constructed prior to the occupation of the development and be used solely in connection with 1-56 Summit Court and retained for the lifetime of the development.

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

- 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 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:-during the first available planting season following completion of the development hereby approved.

Such scheme shall also indicate:-

- (i) Boundary treatments(indicating materials and heights)
- (ii) Planting to create defensible space around windows
- (iii) A layout of the proposed planting on the south western side of site (in association with the refuse storage condition), creating a practical pedestrian route whilst maximising the soft landscaping and usability of the space as well as including substantial screen planting along the south western boundary
- (iv) Informal children's play equipment located at a suitable distance from residential windows
- (v) A pedestrian route to Shoot Up Hill
- (vi) Maintenance arrangements for the proposed landscaping

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.

- 7 Details of adequate arrangements for the storage and collection of refuse and recycling for the new development, with a maximum pull distance from the store to the vehicle of 10m, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the development and retained for the lifetime of the development.

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

- 8 No works shall commence unless the details of a scheme showing those areas to be treated by means of hard landscape works have been submitted to and approved in writing by the Local Planning Authority, such details to demonstrate the use of SUDS. The approved scheme shall be implemented in full prior to first occupation of the development and retained for the lifetime of the development.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

- 9 The development hereby approved shall be completed in accordance with the approved Tree Protection Plans, RPA Method Statement and Arboricultural Method Statement. Furthermore a watching brief is required so that any activity within the RPA's of trees T1 and T2 shall only take place under the site supervision of a qualified arboriculturalist. A written record must be kept of these visits and made available to the LPA on their request and should any problems arise with respect to the retained trees the LPA tree officer should be immediately contacted.

Reason: To ensure that the trees are protected

- 10 No works shall commence unless revised plans which show the communal entrance flush with or closer to the front elevation of the building have been submitted to and approved in writing by

the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and welcoming entrance.

- 11 Details of the provision of a minimum of 11 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained for the lifetime of the development. The cycle storage shall be located to maximise accessibility and minimise any impact on the visual amenity and usability of soft landscaping.

Reason: To ensure satisfactory facilities for cyclists.

- 12 Details of the location and design of any signage for the community use shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building and the development shall be completed in accordance with the approved plans.

Reason: In the interest of the design quality of the building.

- 13 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include details of:

- i. Measures that will be taken to control dust, noise and other environmental impacts of the development.
- ii. Specification of construction works at each phase of the development including the provision of car parking for existing residents
- iii. Construction Logistics Management
- iv. Erection and maintenance of security hoarding
- v. Wheel-washing facilities
- vi. Parking of vehicles of site operatives and visitors
- vii. Arrangements for the loading and unloading of plant and materials
- viii. Storage of plant and materials used in constructing the development
- ix. Scheme for recycling/disposing of waste resulting from demolition and construction works

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

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