

Agenda Item 03

Supplementary Information Planning Committee on 10 August, 2016

Case No. 15/5068

Location	24-51 INC, John Barker Court, 12-14 Brondesbury Park, Kilburn, London, NW6 7BW
Description	Proposed demolition of existing block of flats known as 24-51 John Barker Court, and erection of part three part four storey building comprising 33 self-contained flats (27 x 1 bed and 6 x 2 bed) with associated car parking (13 spaces), bin stores, amenity space and landscaping (as amended)

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Members visited the site on 6 August 2016. Further clarification has been sought on matters relating to pedestrian access, cycle parking, trees and the woodland area to the south.

Additional representations:

An email has been received from Councillor Shaw (Brondesbury Park ward), sent on behalf of the Brondesbury Park Residents Association. No objection is raised, but they commented that the first and second floor windows within the front projecting bay (closest to 1-23 John Barker Court) be obscure glazed to safeguard neighbour privacy.

On balance officers do not consider it is necessary for these windows to be obscured as they face north-east and do not afford direct views towards the rear of 1-23 John Barker Court, secondly the separation distance is maintained at more than 20m. For these reasons neighbouring privacy will be maintained.

Planning condition amendments:

Condition 2 (approved drawings) needs to be updated in respect of the most recent landscape masterplan and hard landscape plans.

It is recommended that the wording of Condition 4 be amended and the requirement for first and second floor windows in the south-western facing elevation to be obscurely glazed omitted. This will not compromise privacy or overlooking as the windows face towards the adjacent woodland.

Condition 13 (landscaping) specifies a minimum of 17 new trees are to be planted, however this needs to be amended to require a minimum 13 new trees, which is in accordance with the most recent revised plans.

Part (f) to Condition 13 is to be amended to require further details of balustrade treatment to terraces to be submitted and approved, as opposed to further details of screening for these top floor terraces.

Recommendation: Remains approval, subject to the amendments to wording of conditions as set out.

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