

Agenda Item 07

Supplementary Information Planning Committee on 19 October, 2016

Case No.

14/3476

Location	Studio & First Floor Flats, 81 Cricklewood Broadway & Room's 1-7 Inc, 81A Cricklewood Broadway, London, NW2
Description	Conversion of existing rear ground, 1st and 2nd floors of building to 5 self contained flats (1x3bed,3x2bed & 1x1bed); with demolition of existing rear office and erection of a part single and part 2 storey rear extension, a Mansard roof extension with part 2nd floor roof extension, provision of 1 car parking space, cycle parking, a new front boundary wall with railings, bin storage and landscaping fronting Anson Road.

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It was brought to the attention of Committee Members that there might have been a discrepancy between the site boundary shown on the submitted red-edge site location plan and the boundary of the site as demarcated on the ground by an existing fence line on the western boundary of the site.

Officers have visited the site to take measurements and are satisfied that there are no discrepancies between the area that has been included in the red-edge site boundary and fence line on site.

However, the measurements taken by the planning officer indicate that the distance between the rear wall of the proposed single storey rear extension and the boundary fence on the western edge of the site is 0.5 metres shorter than indicated on the submitted plans. This would affect the ability of the site to accommodate the proposed off-street car parking space. As such your officers recommend that a car free agreement is secured by condition for the whole development. In this case this is possible due to the high PTAL rating of the area and also the fact that a CPZ is in operation along Anson Road. The condition shall read as follows:

Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

Recommendation: Remains as set out in the Committee report

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