

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

14 December, 2016  
03  
**16/0852**

## SITE INFORMATION

**RECEIVED:** 26 February, 2016

**WARD:** Northwick Park

**PLANNING AREA:** Brent Connects Wembley

**LOCATION:** 15 Littleton Road, Harrow, HA1 3SY

**PROPOSAL:** Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.)

**APPLICANT:** Mr Desai

**CONTACT:** Arc3 Architects

**PLAN NO'S:** See condition 2

### LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

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Please click on the link below to view **ALL** document associated to case

[https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_126782](https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_126782)

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# SITE MAP



## Planning Committee Map

Site address: 15 Littleton Road, Harrow, HA1 3SY

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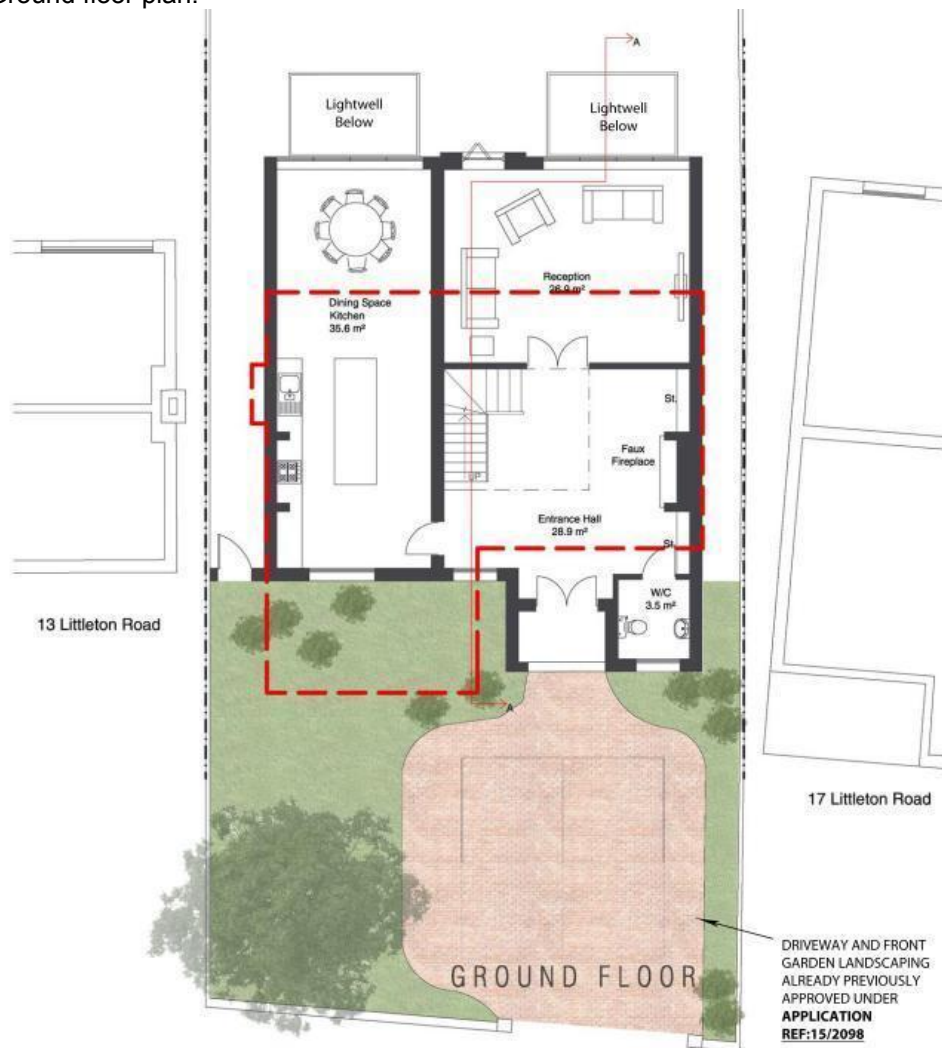
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This map is indicative only.

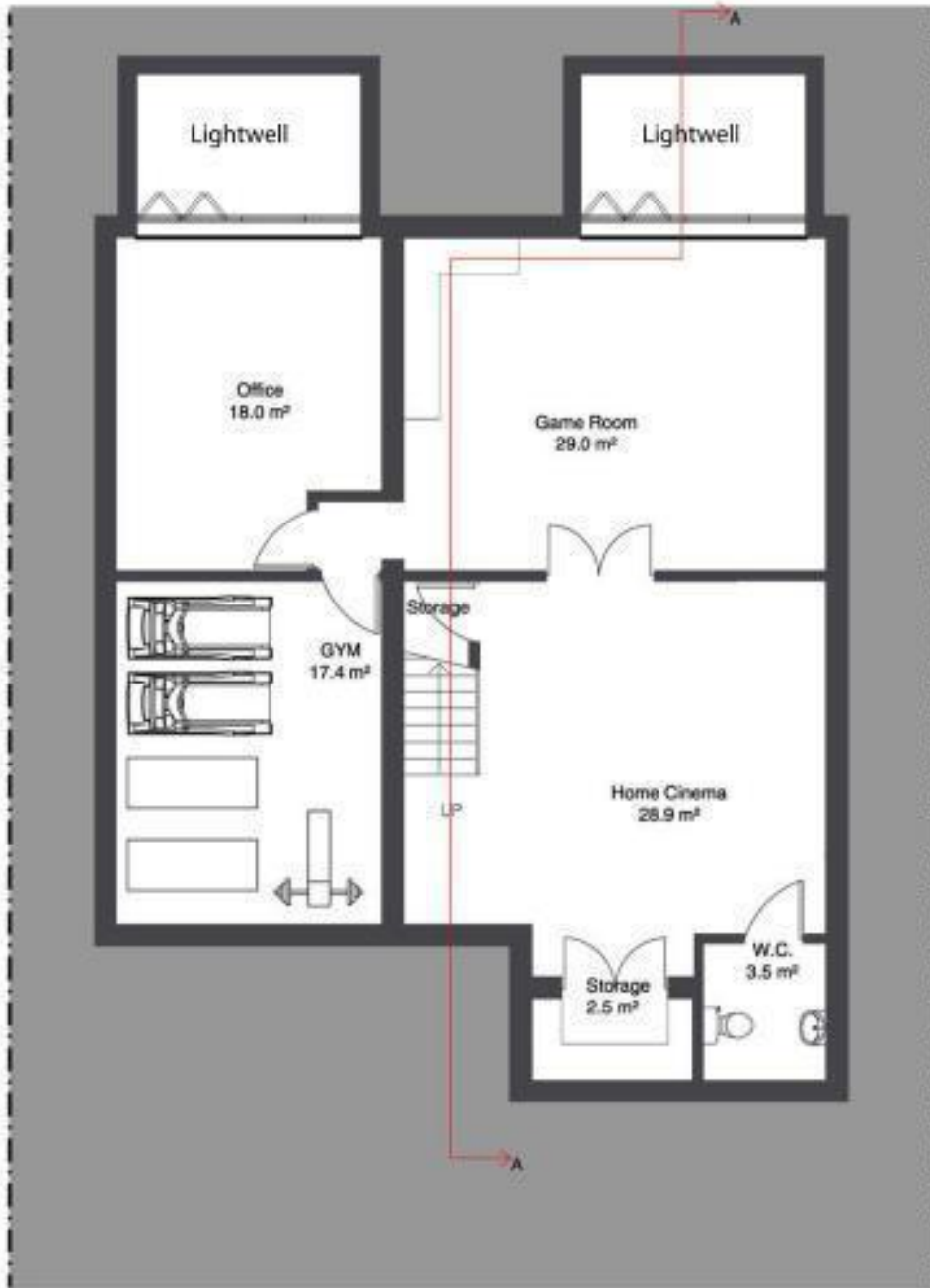
# SELECTED SITE PLANS

## SELECTED SITE PLANS

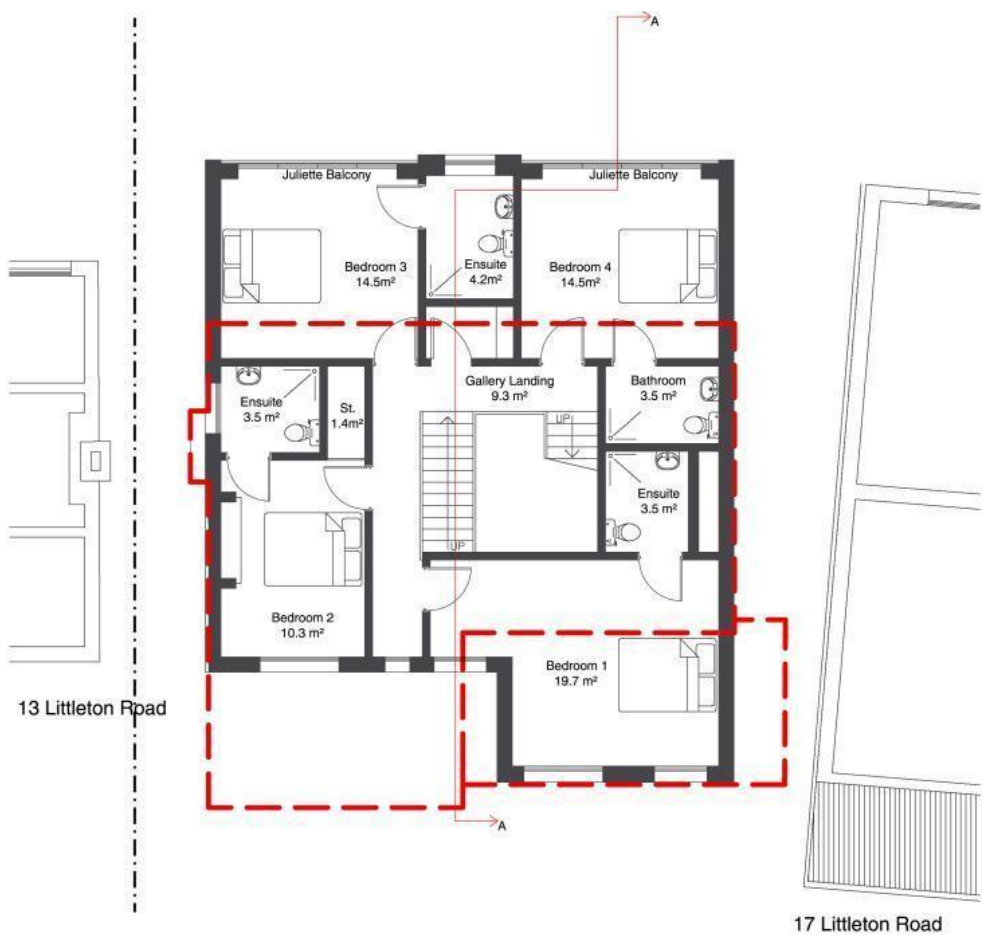
Ground floor plan:



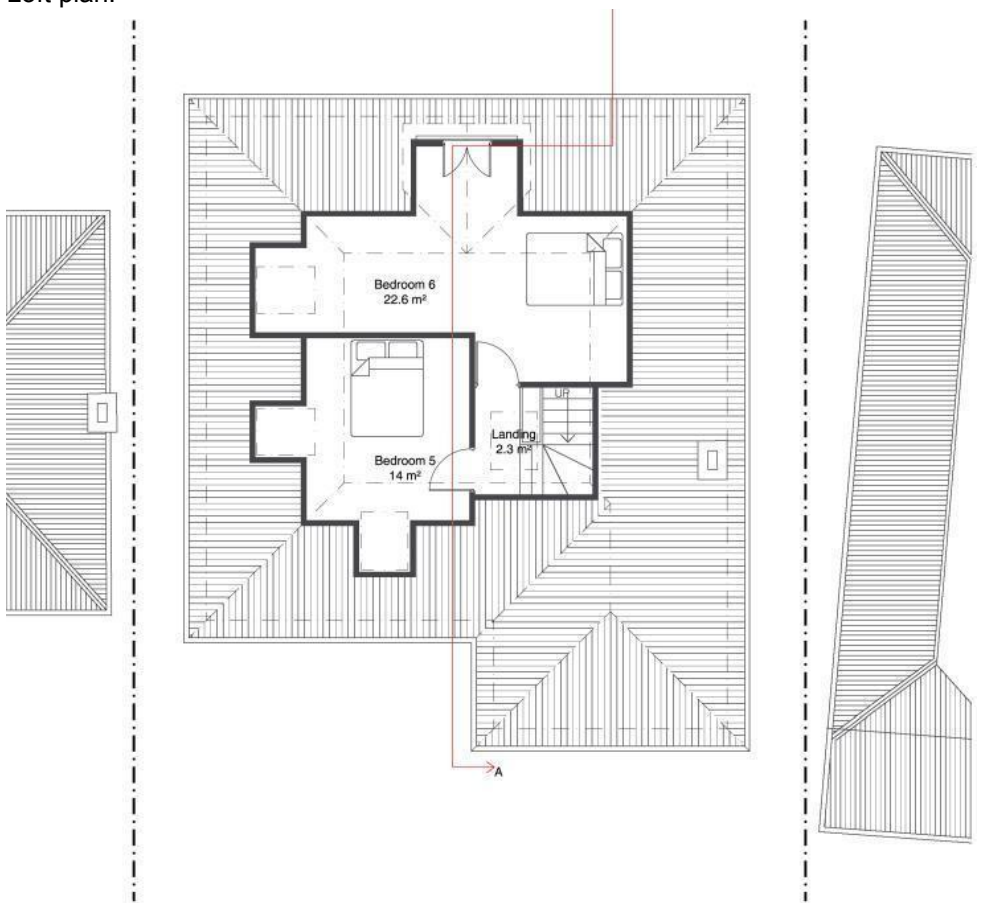
Basement plan:



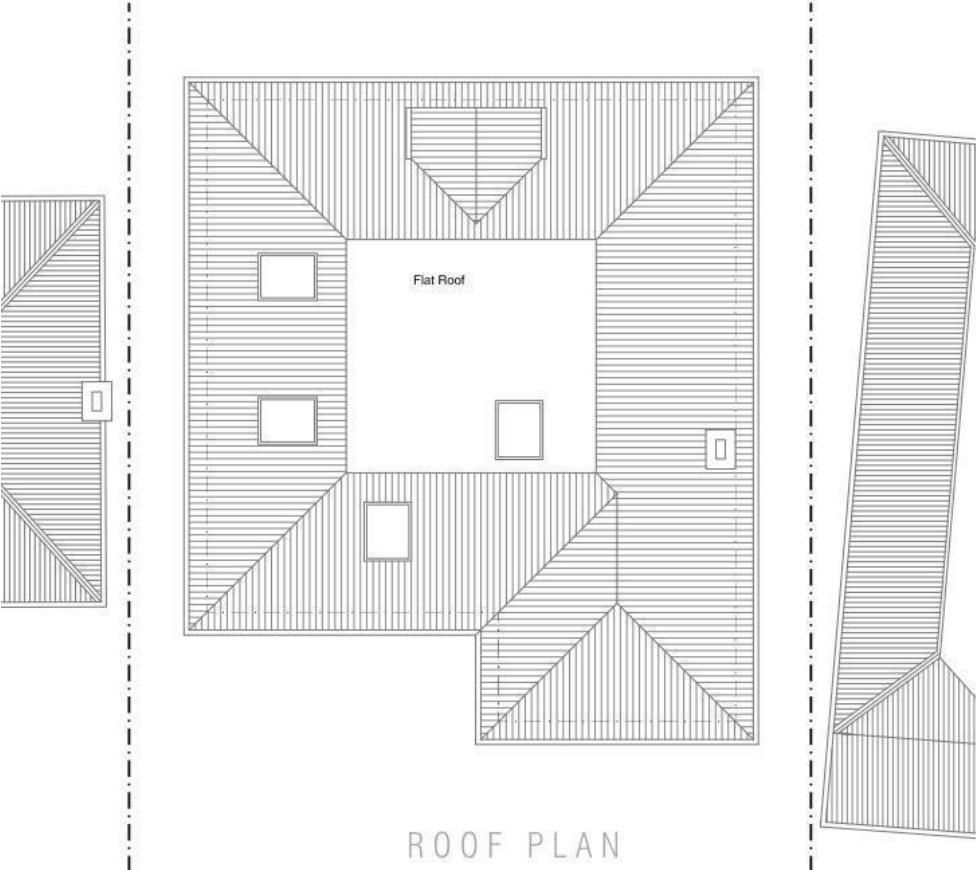
First floor plan



Loft plan:



Roof plan:



Street scene elevation:



Front elevation



01. FRONT ELEVATION

Rear elevation:



02. REAR ELEVATION

Rear door to be glass panelled or solid.

Section:

## BUILDING SECTION



### INTRODUCTION

This planning application was deferred from the Planning Committee on 16 November 2016 to allow further consideration to be given to flooding and drainage.

Prior to the Planning Committee on 16 November 2016, Members had sought reassurance that the potential risk of flooding of neighbouring properties as a result of the proposed basement development had been fully considered. LB Brent, as Lead Local Flood Authority (LLFA) confirmed that this had been considered, and that the applicant had proposed adequate measures and precautions in relation to the potential flooding of the proposed dwelling and adjoining properties.

Following this response, a detailed comment was made by Councillor Perrin who set out anecdotal information from local residents regarding flooding that had taken place and suggested that surface water drainage that runs through the garden adjoining the subject site may be working beyond its capacity during heavy rainfall, or may be subject to downstream blockage, and thus could affect local surface water flooding. As a result, the LLFA recommended that this application is deferred to a later committee to enable confirmation to be sought from Thames Water regarding the condition of their drainage network.

Following the deferral, Thames Water were consulted and have provided a response to the LLFA.. Thames Water have stated that no defects were found within their drainage network and it is likely that the flooding is due to inadequate capacity in the public sewer during exceptional heavy rain, which is very common throughout the borough. Based on this response, the LLFA finds that the measures in place (detailed in Section 8 of the Report) are sufficient to ensure that the risk of flooding to adjoining properties as a result of the development would be minimal.

**Recommendation : Remains GRANT**

### RECOMMENDATIONS

1. That the Committee resolve to GRANT planning permission.



2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:

#### Conditions

1. That works on the development must commence within 3 years of the decision;
2. That works are carried out in accordance with the approved plans;
3. That the side facing windows are obscure glazed and high level opening only;
4. Restriction of the permitted development rights to extend the property;
5. To join and adhere to the Considerate Constructors Scheme and its code of practice throughout construction;
6. That the applicant submits details of all external materials to be approved by the LPA and construction in accordance with the approved details;
7. The tree protection measures set out in the revised 'Arboricultural Survey' dated 26 February 2016 and Planning Integration Report dated 21 July 2015 by Quaife Woodlands (AR/3257a/jq) are implemented and that the applicant notifies the Local Authority Tree Officer of the intended date of commencement of works and is permitted to access the site to inspect the measures;
8. Approval and implementation of a Demolition and Construction Method Statement;
9. Approval of landscape scheme, including planting, walls, hardstandings, frontage parking areas and vehicular access and implement prior to occupation.
10. Approval and implementation of the detailed design of the flood mitigation measures given the ground and surface water flooding in the area.

#### Informatives

1. That the developer shall notify the Council's Highways service prior to the commencement of works to allow the footway outside of the site to be checked;
2. The applicant has obligations under the Control of Asbestos Regulations given the age of the existing building
3. The applicant is liable to pay the Community Infrastructure Levy should the development proceed.
4. The applicant may have obligations under the provisions of the Party Wall etc. Act 1996
5. The applicant must ensure that work is carried out entirely within the subject property
6. Any (other) informative(s) considered necessary by the Head of Planning.

3. That the Head of planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informative, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

4. That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting trees as required by Section 197 of the Town and Country Planning Act 1990.

### **A) PROPOSAL**

Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters.

### **B) EXISTING**

The application site contains a 2-storey detached dwellinghouse, located on Littleton Road, Harrow. The surrounding area is residential, and characterised by mainly detached dwellinghouses. The area is allocated as an Area of Distinctive Residential Character (ADRC) in Brent's Unitary Development Plan.

The existing front garden of the property has overgrown vegetation, and space for off-street parking. The adjoining front garden at No. 13 contains two Beech trees which are protected by the Littleton Road Tree Preservation Order (TPO ref: 0800086). The rear garden at No. 17 has a protected tree.

The original dwelling (prior to any extensions) measured approximately 10.4m in width (frontage dimension). The 'depth' of the original dwelling, at its longest, measures 9.5m, with a stepped front elevation which is set back by 3.4m. There are no existing first floor extensions. At first floor the original dwelling is set in from both neighbouring boundaries with numbers 13 and 17 Littleton Road.

The dwelling at No. 17 has been extended with a 2-storey side/rear extension adjacent to No. 15.

The existing dwelling at No. 15 has had no recent extensions, although there are historical single storey side extensions on both sides, and a front single storey infill extension. It has an integral garage, and a front gable feature. The other dwellings on Littleton Road are detached properties of various designs, often with some form of double frontages/stepped front elevation, or front projecting feature, such as a bay or front gable.

The height of the existing dwelling is 7.7m; the height of the dwelling at No. 13 is 8.8m and the height of the existing dwelling at No. 17 is 8.1m, increasing to 8.8m to the taller gable feature.

The footprint of the existing dwelling at No. 15, with extensions, measures 120sqm. According to the agent the property has been vacant for over 2 years.

## **D) SUMMARY OF KEY ISSUES**

### ***Key Considerations***

- Principle;
- Quality of accommodation;
- Design and Appearance;
- Impact on neighbouring amenity;
- Parking & Servicing.

#### **1. Principle**

Littleton Road and its surrounding area are residential in nature and as such the continuation of the residential use within a detached dwelling in terms of the character and use is acceptable. It is noted that the houses along the road are mainly large detached dwellinghouses. The addition of a detached house to replace the two storey house with a two storey dwellinghouse (including a loft space for habitable accommodation) would not be unduly detrimental to the area's character if the design respects the features and proportions of surrounding dwellings. At present the existing property is vacant and has been for around 2 years as confirmed by the agent. The new housing is particularly welcomed in the context of CP21 as it would result in the creation of family unit, and would revive the otherwise derelict site.

#### **2. Quality of accommodation**

Overall, the proposed indoor and outdoor spaces are considered to provide a good standard of amenity and general environment for future occupants of the site and are considered acceptable. This is when tested against the relevant standards within SPG17 and the London Plan. The basement has not been assessed within this section as it is not habitable accommodation.

#### **3. Design**

The design is considered to be complementary in the context of the established, mixed character of the street. The materials and design are modern and its acceptability has already been assessed within the planning permission 15/2098, as the design is largely the same. The proportions of the house in general, including those of the window and doors are in keeping with that of the surrounding properties.

#### **4. Impact on neighbouring amenity**

When tested against all immediately adjoining properties, the dwellinghouse is not deemed to give rise to unduly detrimental amenity impacts on nearby residents, in accordance with the relevant SPG5 and SPG17

design standards.

## 5. **Parking & Transport Considerations**

The parking requirements for the proposed 6 bedroom house are 2 spaces which are adequately provided for on site by a 9m driveway and garage. On-street parking is also available.

## 6. **Flooding**

The site is in an area susceptible to surface and ground water flooding. The Lead Local Flood Authority considers the submitted Flood Risk Assessment to be acceptable and has requested that the detailed design of the proposed measures are secured through condition.

## RELEVANT SITE HISTORY

<b>Application:</b>	Planning	<b>Number:</b>	15/2098
<b>Validated:</b>	18/05/2015	<b>Type:</b>	FUL
<b>Status:</b>	Decided	<b>Date:</b>	03/08/2015
<b>Completion</b>		<b>Summary:</b>	Granted
<b>Description:</b>	Proposed demolition of the existing residential dwellinghouse and replacement with a new build 6 bedroom detached dwellinghouse.		

<b>Application:</b>	Planning	<b>Number:</b>	14/0956
<b>Validated:</b>	24/03/2014	<b>Type:</b>	OUT
<b>Status:</b>	Decided	<b>Date:</b>	19/03/2015
<b>Completion</b>		<b>Summary:</b>	Appeal Dismissed
<b>Description:</b>	Outline application for the demolition of existing detached dwellinghouse and erection of a replacement 2 storey building with converted loft space to create a 6 bedroom dwellinghouse.		

## CONSULTATIONS

11 nearby properties along Littleton Road, Littleton Crescent, Mulgrave Road and Abbots Drive were consulted regarding the proposal for a minimum of 21 days on 26/02/2016. During this time, 6 objections and 1 comment were received.

Internal consultees included Brent Council's Tree Officer, Environmental Health Officers, Highways Officers, Local Lead Flooding Authority, as well as the Northwick Park Ward Councillors.

All the comments received have been discussed below.

The grounds of objection from the resident's consultation are summarised below:

Objection	Response
The front of the proposed house should be redesigned using materials and design in keeping with the Area of Distinctive Residential Character	Comments relating to the aesthetic nature of the dwelling, its size and scale have already been considered in the previous application (15/0298) and permission was subsequently granted, and the design, size and aesthetic quality has not changed since then.

Use of excessively large glazing units leading to loss of amenity to others, resulting in overlooking	The glazing to the rear of the property has already been approved as part of application 15/2098. However, as part of this application, the applicant has reduced the large glazing units with smaller panels and separation grilles.
Clarification of the proposed footprint of the dwellinghouse.	This is shown in the submitted drawings, available on the web site.
How far the building line protrudes past the rear property of No. 13 Littleton Road	This is shown in the submitted drawings, available on the web site.
The size of the house is much larger than the existing and the frontage should have a more appropriate design.	The plot in question is comparable in size to many of the surrounding properties and would not be deemed to result in a pattern of development that is out of character with the area.
Overdevelopment.	See above.
Shallow foundations for the creation of the basement. There has been local subsidence and trees have been lost as a result	The matters raised by the neighbouring residents relating to the construction of the basement are covered under Building Regulations and Party Wall Agreement and therefore cannot be considered or controlled within the planning application. Whilst the Council requests that basement construction methodology statements are provided, they are requested for information purposes and cannot be required by the Council for this reason.
Long term issues with stability of neighbouring properties as a result of the basement, and an environmental search identified ground stability issues in the area.	See above.
Drainage and sewage issues relating to the sewer running through the boundary of the property, and an environmental search identified flooding issues in the area.	The applicant would need separate consent from Thames Water for any works within 3 m of a sewer.  The flooding issues are discussed within the comments from the Lead Local Flooding Authority and section 8 of the Detailed Considerations element of this report.
The creation of a basement is a dangerous precedent to set given the ground conditions in the area.	Comments relating to surface and ground water flooding have been sought internal from the Council's Highways and Infrastructure Service (the Lead Local Flood Authority) and whilst there is a risk of ground water flooding, the developer must comply with Building Regulation in regards to structural stability and how surface water / ground water will be disposed of.

Overlooking caused by the rear dormer.	The rear windows face the rear garden of the property. Some overlooking naturally occurs from rear facing windows due to the suburban rather than rural nature of Brent. However, the windows of the proposed house are not considered to result in an unduly detrimental level of overlooking.
Party wall issues.	The party wall notice requirements are not within the remit of Brent Council and the onus is on the applicant to provide this. It is recommended that a party wall surveyor be contacted should there be any concerns regarding the appropriate notice not being served.

### Internal consultations

The Council's Transportation unit, Environmental Health unit and Landscape and Design Team were consulted regarding this application.

Comments were received by the Transportation Unit which states that whilst there are no objections the following conditions should be applied:

*(a) a financial contribution of £3000 towards non-car access/highway safety improvements to be secured through CIL*

*(b) A revised front garden plan showing (i) the widening of the existing crossover to 4.2m, placed to the side of the frontage, and two off street parking spaces to comply with Brent's Crossover Policy; (ii) 50% soft landscaping for natural drainage and (iii) details of front boundary treatment showing pedestrian visibility splays (2m x 2m above a height of 0.8m) at the vehicular accesses.*

Comments received by the Environmental Health department state that whilst there are no objections. Conditions relating to dust and noise, as well as an informative in relation to asbestos must be applied, should permission be granted.

The Local Lead Flood Authority (LLFA) initially the following comments:

*This area suffers from surface water and ground water flooding and number of properties are affected by flooding in Pebworth Road. The ground in this area comprises of London Clay and fully saturated with water and risk from ground water flooding is very high. The developer will need to comply with Building Regulation, regarding Structural stability and how the surface water ground water will be disposed off.*

*If the basement is not suitably waterproofed, then this property will be at risk from flooding. I understand that one property in Pebworth Road which has constructed basement are suffering from flooding and the basement is uninhabitable.*

*I feel that there will be a risk of flooding from ground water to adjacent properties as the basement walls will prevent the existing water passage. With the new basement, the water will go around the new walls and this could go into adjacent properties, depending on the level.*

A Flood Risk Assessment was submitted and was considered by the LLFA. They highlighted that more information was required on SuDS measures, surface water management and further information regarding the basement. A revised Flood Risk Assessment was submitted. The LLFA considered the revised FRA and commented that it complies with our requirements and other legislation. The LLFA recommended that conditions are attached regarding the detailed design including the finished floor levels, flood resilience and SuDS measures.

Comments received by the landscape and tree officer's state that there are no objections subject to conditions securing strict adherence to the contents of the report by Quaife Woodlands and also including an informative requiring a visit from the Local Authority Tree Officer once tree protection is in place and prior to commencement of works (demolition).

## **POLICY CONSIDERATIONS**

### **National Planning Policy Framework 2012**

Technical Housing Standards - nationally described space standards

### **London consolidated with alterations since 2011**

Policy 3.5 – Quality and design of housing developments

### **Mayor's Housing Supplementary Planning Guidance March 2016**

#### **Development Management Policies (November 2016)**

DMP1: Development Management General Policy

DMP9a Management Flood Risk

DMP12 Parking

DMP16 Resisting Housing Loss

DMP17 Conversion of Family Sized Dwellings

DMP18 Dwelling Size and Residential Outbuildings

DMP19: Residential Amenity Space

#### **Brent Core Strategy 2010**

**CP2** – Population & Housing growth

**CP17** – Protecting and enhancing the suburban character of Brent

**CP21** – A balanced housing stock

#### **Supplementary Planning Guidance**

**SPG5** – Altering and Extending your home

**SPG17** – Design guide for new development

## **DETAILED CONSIDERATIONS**

### Current situation

The application site already benefits from planning permission which granted (application 15/2098) for the following description of development: "Proposed demolition of the existing residential detached dwellinghouse and replacement with a new build 6 bedroom detached dwellinghouse.

The proposed scheme largely reflects the existing consent, with the main revision included as part of this application is the creation of a basement alongside a few minor changes.

The main changes within this application include:

- Creation of a basement;
- Erection of a glass balustrade to the rear (2.1m deep and 1m high) around the proposed lightwells;
- Smaller front roof light
- Reduced loft space (omission of storage room)

The other elements of the proposal remain unchanged and have been assessed briefly within this committee report. The main assessment will in relation to the creation of the basement.

#### 1. Principle of development

1.1 The principle of development is supported as it proposes to replace an existing family sized dwellinghouse with a new family sized dwelling. This is reinforced in planning permission (15/2098) for a similar proposal, as described above.

1.2 Policy CP21 of the Council's Core Strategy sets out the housing priority for the Borough and places

particular emphasis on meeting the identified demand for family sized (capable of accommodating 3 or more bedrooms) accommodation through both major developments and subdivision/conversion schemes. This is reinforced in Development Management Policy DMP16 which resists the loss of family sized housing to other forms of development.

1.3 At present the existing property has been vacant for over two years and both the frontage of the house and garden are of poor quality. The replacement of a new house, particularly in this location is welcomed in the context of CP21 and DMP16 as it would result in the creation of an attractive family unit.

## 2. Quality of accommodation

2.1 The proposed new dwelling is to have 6 bedrooms over three floors. The proposed house would have a Gross Internal Area (GIA) of approximately 348 sqm, which exceeds the minimum floor space standards for a 6-bedroom 8 person, 3-storey dwelling as set out in the London Plan and Mayor's Housing Supplementary Planning Guidance.

2.2 All habitable rooms have light and outlook to the front or rear, apart from one room, which is located within the proposed roof space.

2.3 There are two bedrooms proposed on the second floor, one of which will have roof lights for light and outlook. The approximate height to the sill level (of 2nd floor) measures approximately 1.1m. It is considered that this would provide sufficient level of light and outlook, and taking account that it is only one bedroom to a large family dwellinghouse, it is considered an acceptable quality of accommodation.

2.4 The basement is proposed to include rooms labelled as a gym, office, home cinema and game room. The two rooms facing the rear benefit from light-wells (office and game room). This basement is to serve a large house and as such, the number of rooms in the basement with restricted light and outlook is considered to be acceptable, with those rooms likely to be used for ancillary purposes such as those purposes specified on the drawings.

2.5 The proposal is considered to provide a good quality of accommodation for future residents.

## 3. Design and Appearance

3.1 The external appearance from the street is not significantly different from that of the existing consent, reference 15/2098, with the lightwells for the basement situated to the rear of the proposed building. Forward projecting elements of the dwellings are common and a prominent feature of this Area of Distinctive Residential Character (ADRC). The proposed new dwelling would have a forward projecting feature of a similar scale and proportion to the surrounding properties, and it is considered that the proposed front elevation including the fenestration roof design respect the character and appearance of the neighbouring building. Proposed external facing materials including further details of the fenestration shall be requested by condition, if the application supported, to ensure a good quality development. Further details of the proposed landscaping shall also be required by condition, to ensure a good quality landscaped setting for the development.

3.2 Comments received for this application drew upon the level of large glazed panels and bi-folding doors proposed to the rear of the property which would appear to cause overlooking and noise issues. Whilst these have already been approved as part of the previous application, the applicant has noted these comments and new smaller glazed panels have been proposed with a single door in the centre of the ground floor rear wall to provide access to the rear garden.

3.3 Lightwells to the rear of the garden, which are barricade with 1m high glazed panels, are proposed. These will ensure that sufficient natural light can infiltrate at that level. The upright glazed panels proposed at either side of the rear wall of the house would not be seen from either neighbouring property as they are small in scale and are therefore considered to be acceptable.

## 4. Impact on neighbouring amenity

4.1 As discussed above, the external walls of the proposed building are largely in accordance with the existing consent (reference 15/2098), with the changes associated with this proposal primarily relating to the addition of a basement, with some minor facade changes. The creation of the basement would not impact the light or outlook of adjoining properties.

4.2 When the original application was approved it was noted that the proposed new development failed to meet the 45 degree line from a 2m height at neighbouring gardens, as set out in Brent's SPG17 (guidance for new development). However, given the impact is caused by a new (replacement) dwellinghouse on a site of an existing dwellinghouse, it was considered appropriate to apply the guidance contained in SPG5 on extensions to an existing house, which also examines the level of impact within a residential context.

4.3 If the application proposed a 2-storey rear extension to the existing house then Brent's SPG5 guidance on extensions would be applied. In particular the 1:2 guidance as set out would be used as a test to ensure that the proposal would not have an unacceptable impact on the residential amenities of the neighbouring properties.

4.4 In relation to the neighbouring dwelling at No. 17; the proposed new building would project 0.26m beyond the rear wall of the existing rear wall. The mid-point of the nearest habitable room window at this property is 4.6m away. The proposed new building would project 1.95m beyond the rear wall of the neighbouring property at No. 13; the mid-point of the nearest habitable room window at No. 13 is 3.98m.

4.5 The siting of the proposed dwelling complies with the principles of the 1:2 guidance and as such, would not have a greater impact on the adjoining dwellings than the SPG compliant extension to the existing house. As such, it is considered that the proposed dwellinghouse will not have an unduly detrimental impact on the amenities of the adjoining occupiers with regard to light and outlook.

4.6 The basement will occupy the full footprint of the proposed ground floor. The proposed creation of the basement would not affect any of the external features already established in the previous permission, apart from the 1m glazed balustrades surrounding the light wells to the rear. These would not be sizeable in scale to cause any undue harm to the neighbouring properties amenity in terms of the light or outlook from their habitable room windows or garden.

4.7 A first floor side elevation window is proposed, that would face No. 13, however this window is to a bathroom and a condition shall be attached requiring this window to be obscure glazed.

## 5. Transportation Considerations

5.1 The existing property currently has off-street parking served by a 3.5m wide vehicular crossover on its southern side that also extends southwards to serve No. 17 Littleton Road. The site has a very low PTAL (0), with no bus or train routes within walking distance.

5.2 The parking allowance for the dwelling unit is given in Appendix 1 of the Development Management Policies document. The conditions applied previously are still applicable as the parking arrangements have not changed since the previously approved application.

5.3 The transport officer made the following comments in relation to this application:

*"Planning permission for the same proposal (14/0956) was refused in June 2014 for two reasons, relating to the proposal being out scale with the surrounding area and the impact on the proposal trees within the site. An appeal was lodged which was dismissed by the planning inspector.*

There were no fundamental transportation concerns with the proposal. This application is similar but includes a basement floor.

*The maximum parking allowance for the existing 4 bedroom dwelling is 2 spaces, which is met on site at present by a 9m long driveway and garage. The maximum parking allowance for the new 6 bed dwelling house is also 2 spaces and the parking allowance has not increased as a result of the proposal.*

*Drawing number 106 shows the proposed front garden which will have a wider front boundary access 4.1m for 2 off street parking spaces, satisfy standards. However, the applicant has not advised if they will widen the crossover or if the spaces will be accessed via the illegal crossing of the footway. The drawing also shows 58% soft landscaping for natural drainage to comply with Brent's Crossover Policy, which is welcomed.*

### **Recommendations:**

**No Transportation objections however, the following conditions should be applied:**

- (a) A financial contribution of £3000 towards non-car access/highway safety improvements



(b) *A revised front garden plan showing (i) the widening of the existing crossover to 4.2m, placed to the side of the frontage, and two off street parking spaces to comply with Brent's Crossover Policy; (ii) 50% soft landscaping for natural drainage and (iii) details of front boundary treatment showing pedestrian visibility splays (2m x 2m above a height of 0.8m) at the vehicular accesses."*

5.4 The contributions towards non-car access are secured through CIL. A condition has been recommended regarding the front garden and access. The proposal is considered to comply with the adopted UDP policies and guidance relating to Transportation subject to this condition.

## 6 Environmental Health Considerations

6.1 The proposed demolition and construction works will be carried out within close proximity to existing residential premises. The area is not within an air quality management area however the works are close to 2 neighbouring properties. It is there recommended that a condition is attached, if permitted in relation to noise and dust controls.

6.2 The Environmental Health Officer also states that as the building was built before 1985 a recommended informative should be attached in relation to asbestos which may be present.

## 7 Landscaping Considerations

7.1 The proposed ground floor plan shows that the front garden is to have at least 50% soft landscaping, the majority of which will be in the area adjacent to the boundary with the neighbouring property at number 13 Littleton Road. There are two Beech trees located in the front of No. 13 which are the subject of a Tree Preservation Order (TPO).

7.2 The applicants have submitted a revised Arboricultural Report since the last application and this has been considered by the Tree Officer. The Tree Officer is satisfied that the proposal could be carried out with little or no detrimental effect to trees in proximity to the site. Specific conditions to cover demolition, excavation of basement and construction which require strict adherence to the contents of the report by Quaipe Woodlands and informative requiring the Local Authority Tree Officer to visit once the tree protection is in place and prior to commencement of works (demolition).

## 8 Flood Considerations

8.1 The Brent Local Lead Flood Authority (LLFA) has highlighted that the area suffers from surface water and ground water flooding, with the risk from ground water flooding being very high. The need to comply with the Building Regulations has been highlighted. The LLFA also specifies that there will be a risk of flooding from ground water to adjacent properties as the basement walls will prevent the existing water passage. A Flood Risk Assessment (FRA) was submitted with this application.

8.2 The recommendations as set out in the FRA are as follows:

- It is highly recommended that finished ground floor levels are set no lower than 62.5m AOD and resistance measures up to 600mm are incorporated into the final design.
- No sleeping accommodation should be permitted below 63.10m AOD.
- The proposed basement should be tanked and waterproofed to the height of the finished ground floor levels.
- Surface water should be managed through the use of feasible SuDS, identified in section 4.3.1, to limit runoff from the site to 5 l/s.

8.3 Based on the above, the FRA contains an assessment of SuDS as part of the detailed drainage design. A finished ground floor level within the FRA and further recommended that the basement is lined and tanked to the specified level. The surface water risk identified within the report will be mitigated through raising the floor level by 600mm and an additional 600mm of resistance measures.

8.4 The LLFA commented that the submitted FRA is acceptable subject to a condition is attached relating to the detailed design of the finished floor levels and flood mitigation measures.

## 9 Conclusion

9.1 For the reasons discussed above, the proposed dwellinghouse is considered to be in keeping with all

relevant planning policies and guidance. Accordingly, the application for approval.



DECISION NOTICE – APPROVAL

Application No: 16/0852

To: Mr Vashee  
Arc3 Architects  
663-665 Garratt Lane  
Wandsworth  
London  
SW17 0PB

I refer to your application dated 26/02/2016 proposing the following:  
Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.)  
and accompanied by plans or documents listed here:  
See condition 2  
at 15 Littleton Road, Harrow, HA1 3SY

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:

A handwritten signature in black ink that reads "Alice Lester".

**Alice Lester**  
Head of Planning, Transport and Licensing

**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 the:-  
National Planning Policy Framework 2012  
London Plan consolidated with alterations since 2011  
Brent LDF Core Strategy 2010  
Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance  
Emerging Brent Development Management Policies DPD
  
- 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):  
  
Existing and Proposed Location Plans (G609 LP01 A)  
Existing and Proposed Block Plans (G609 BP01 A)  
Proposed Roof Plan (M1694 111)  
Proposed Roof Plan (M1694 108)  
Proposed First Floor and Loft Plans (G609 107)  
Existing Sections (G609 105)  
Existing Elevations (G609 104)  
Existing Elevations (G609 103)  
Existing Roof Plan (G609 102)  
Existing Ground Floor and First Floor Plans (G609 101)  
Proposed Plans Basement and Ground Floor (G609 106 A)  
Proposed Elevations (P109 A)  
Proposed Elevations (110A)  
Quaife Woodlands AR/3257a/jq (Arboricultural Survey) – 21<sup>st</sup> July 2015  
Planning Design and Access Statement  
Flood Risk Assessment version 2.0  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
  
- 3 The proposed first floor side elevation window and rooflights facing no. 13 Littleton Road shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.  
  
Reason: To minimise interference with the privacy of the adjoining occupier(s).
  
- 4 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouse(s) subject of this application, notwithstanding the provisions of Class (es) A, B, D & E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.  
  
Reason: In the interest of the amenities of adjoining occupiers and the character and appearance of the area.

- 5 No development shall be carried out until the person or company 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: In the interest of the amenities of adjoining occupiers.

- 6 Details of materials for all external work (including samples which shall be made available to view on site), shall be submitted to and approved in writing by the Local Planning Authority before any construction work is commenced (excluding demolition and site clearance). 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.

- 7 The tree protection measures set out in the "Arboricultural Survey and Planning Integration Report" dated 21 July 2015 by Quaife Woodlands (AR/3257a/jq) shall be implemented in full for the duration of construction.

A minimum of one month prior to the commencement of works, the applicant shall notify the Local Authority Tree Officer of the intended date for the commencement of works. Thereafter and until one month following the completion of works the Tree Officer shall be permitted access to the site for the purpose of inspecting the trees and/or the tree protection measures.

Reason: In order to ensure safe and healthy retention of trees protected by Tree Preservation Order, which contribute to the amenity of the local area.

- 8 Prior to the commencement of the development a Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The approved statement shall be implemented in full for the duration of construction.

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

- 9 All areas shown on the 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 first occupation of the development hereby approved. The approved landscaping work shall be completed prior to first occupation of the development.

Such a scheme shall include:-

- (a) full details of all soft landscaping (including species, densities, numbers and position) including at least 50% soft landscaping of the frontage;
- (b) details of all boundary treatments (including materials and heights);
- (c) the provision of 2 car parking spaces, the defined points of access and the surfacing materials to be used;
- (d) waste and recycling storage facilities;

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.

- 10 Prior to commencement of development, the following detailed design information, in line with the recommendations made within the Flood Risk Assessment (FRA) Version 2 as dated 10/10/2016, shall be submitted to and approved in writing and the development shall be completed in accordance with the approved details.

Such details shall include:

- Finished floor levels;
- Flood resilience details;
- SuDS detail; and
- Resilience against Flood Risk.

Reason: To ensure the present and future flood risk safety for occupiers, future occupiers of the property and neighbouring residents.

## INFORMATIVES

- 1 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall contact Mark O'Brien (Public Realm Monitoring Manager) at [Mark.O'Brien@brent.gov.uk](mailto:Mark.O'Brien@brent.gov.uk), and include photographs showing the condition of highway along the site boundaries.
- 2 Given the age of the building to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.
- 3 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at [www.brent.gov.uk/CIL](http://www.brent.gov.uk/CIL).
- 4 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](http://www.communities.gov.uk)
- 5 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

Any person wishing to inspect the above papers should contact Selina Hotwani, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5283