

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

15 February, 2017
07
16/3682

SITE INFORMATION

RECEIVED: 22 August, 2016

WARD: Brondesbury Park

PLANNING AREA: Brent Connects Kilburn

LOCATION: 211 Willesden Lane, Kilburn, London, NW6 7YR

PROPOSAL: Demolition of existing dwelling and erection of a new 4 storey building with a basement to provide 6 self-contained flats (3 x 1bed, 1 x 2bed and 2 x 3bed) with associated car and cycle parking space, bin stores and amenity space

APPLICANT: Mr M Ali

CONTACT: Neo Architects

PLAN NO'S: See condition 2

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

When viewing this on an Electronic Device

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_129841

When viewing this as an Hard Copy .

Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "16/3682" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

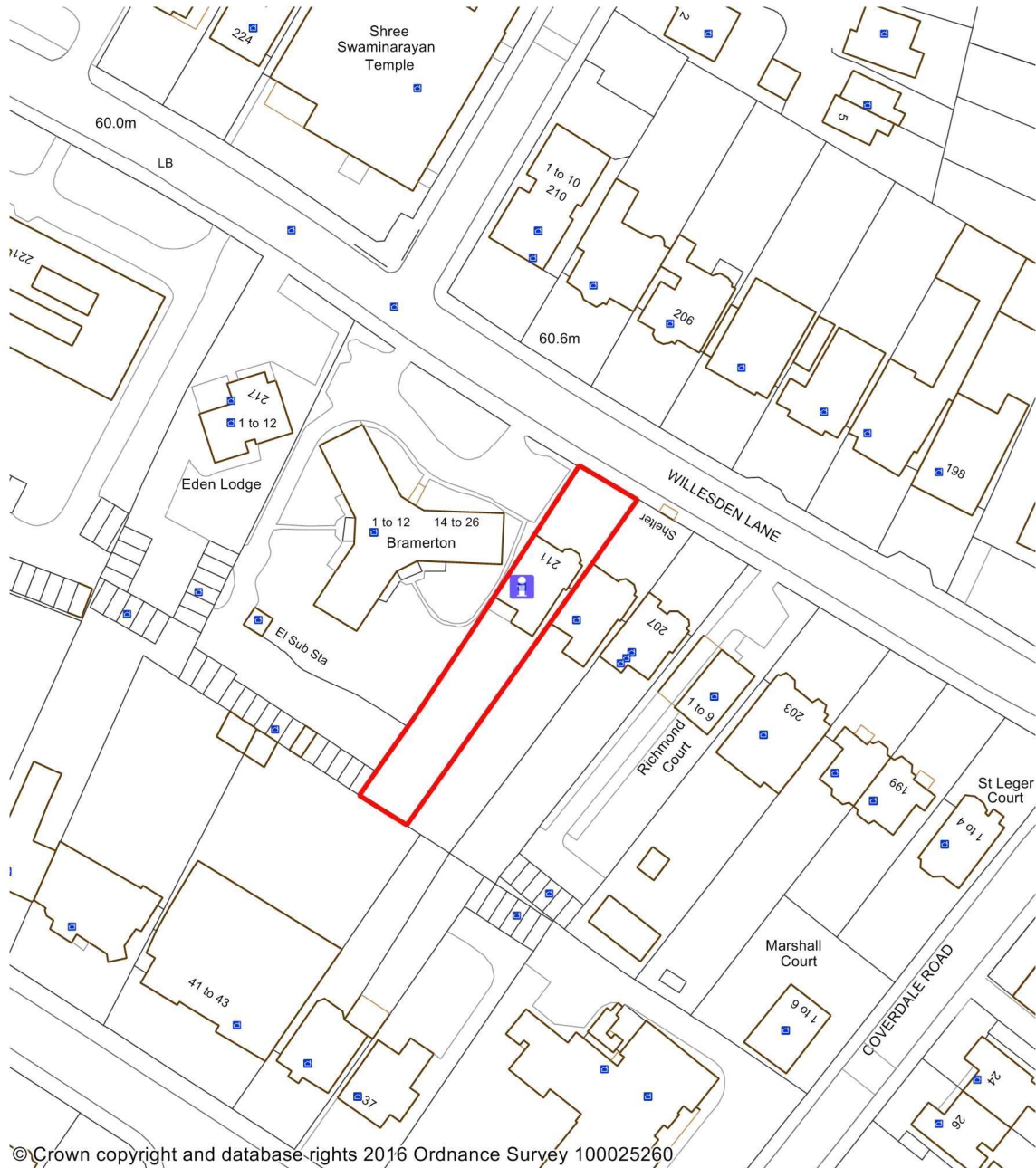
SITE MAP



Planning Committee Map

Site address: 211 Willesden Lane, Kilburn, London, NW6 7YR

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This map is indicative only.

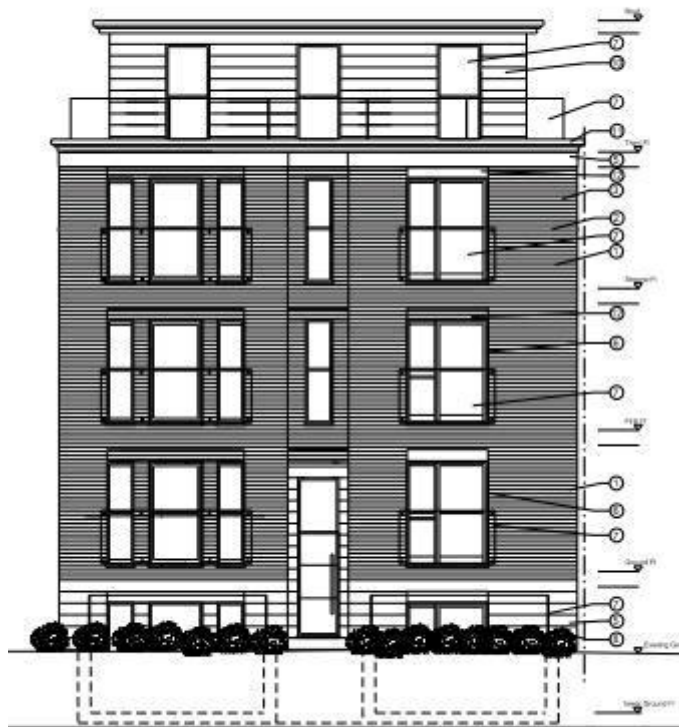
SELECTED SITE PLANS

SELECTED SITE PLANS

SITE LOCATION PLAN



Front Elevation

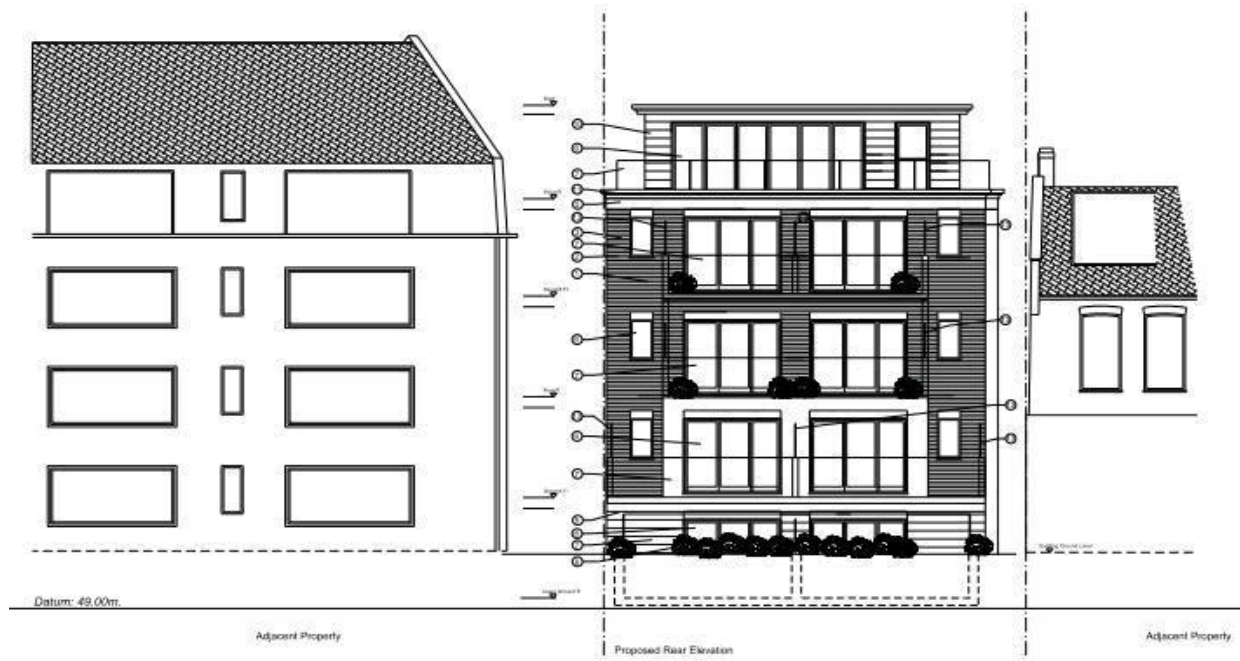


Proposed Front Elevation

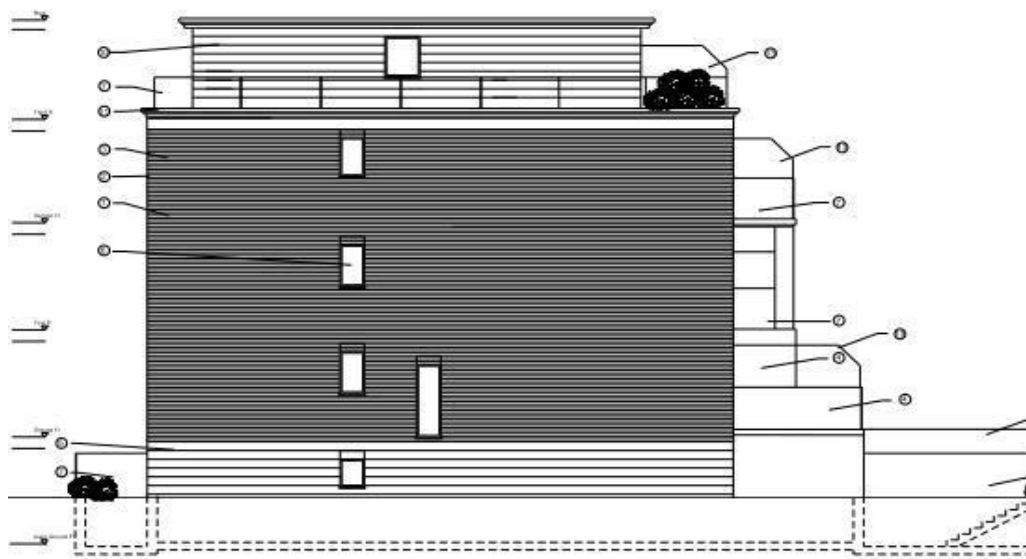


Rear Elevation

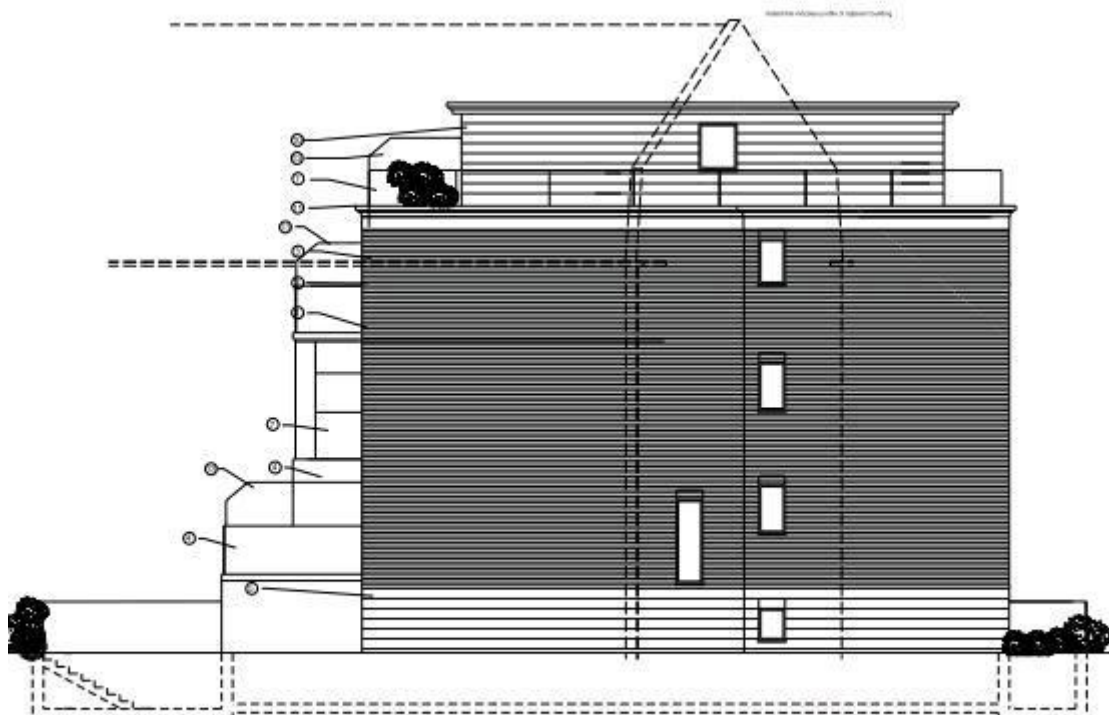
Document Imaged



Side Elevations



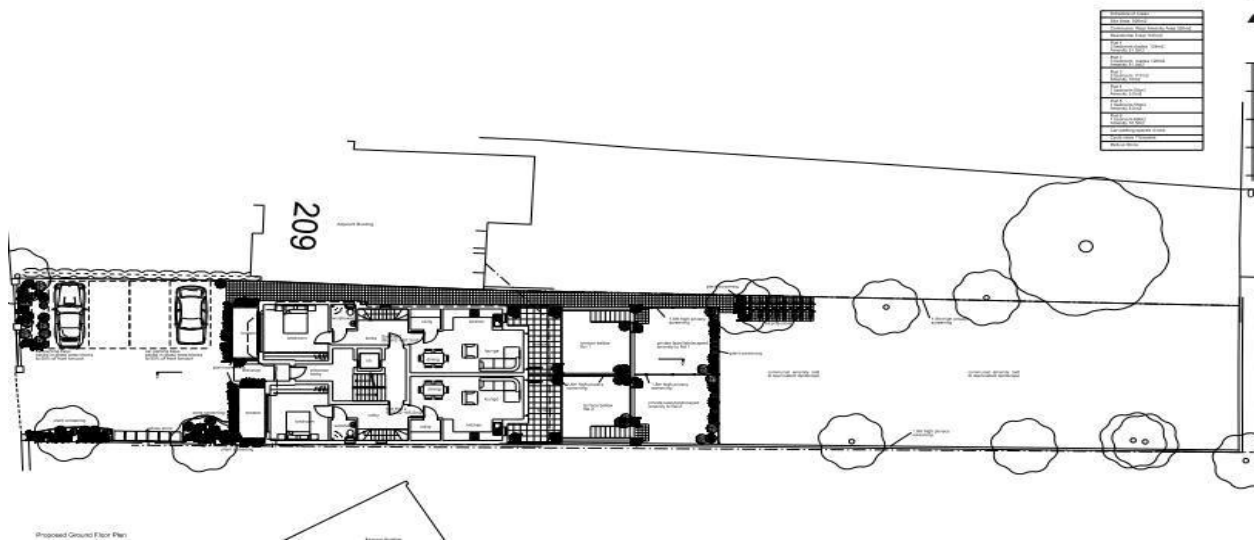
Proposed Side Elevation



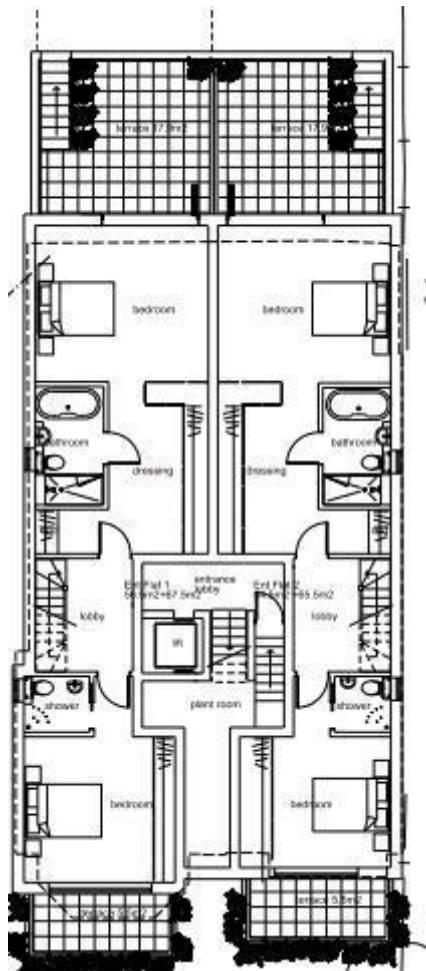
Proposed Side Elevation

Material Key
 1 Facing Brick (Solid & Red) masonry
 2 Facing Brick (Solid & Red) masonry

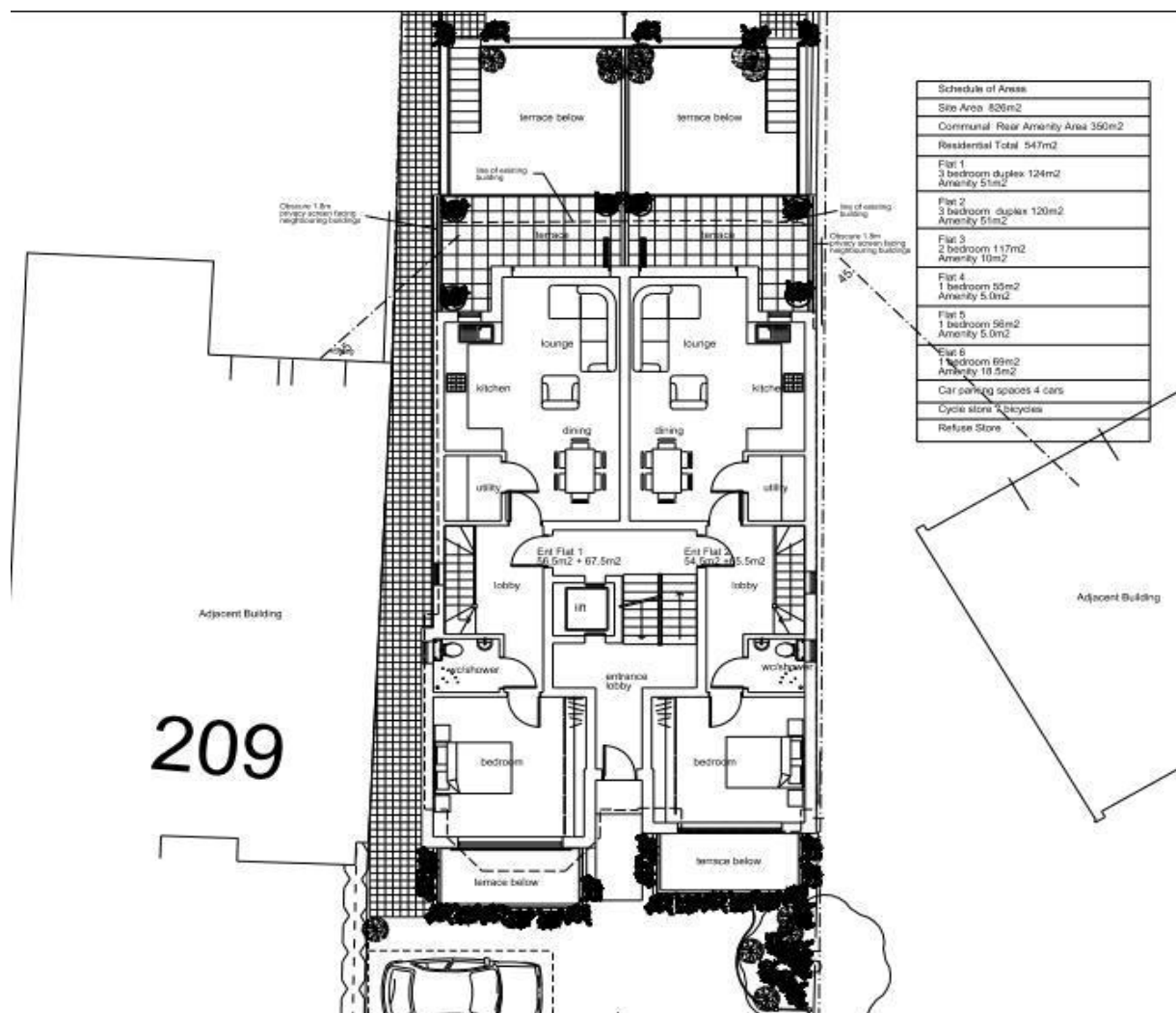
Block Plan



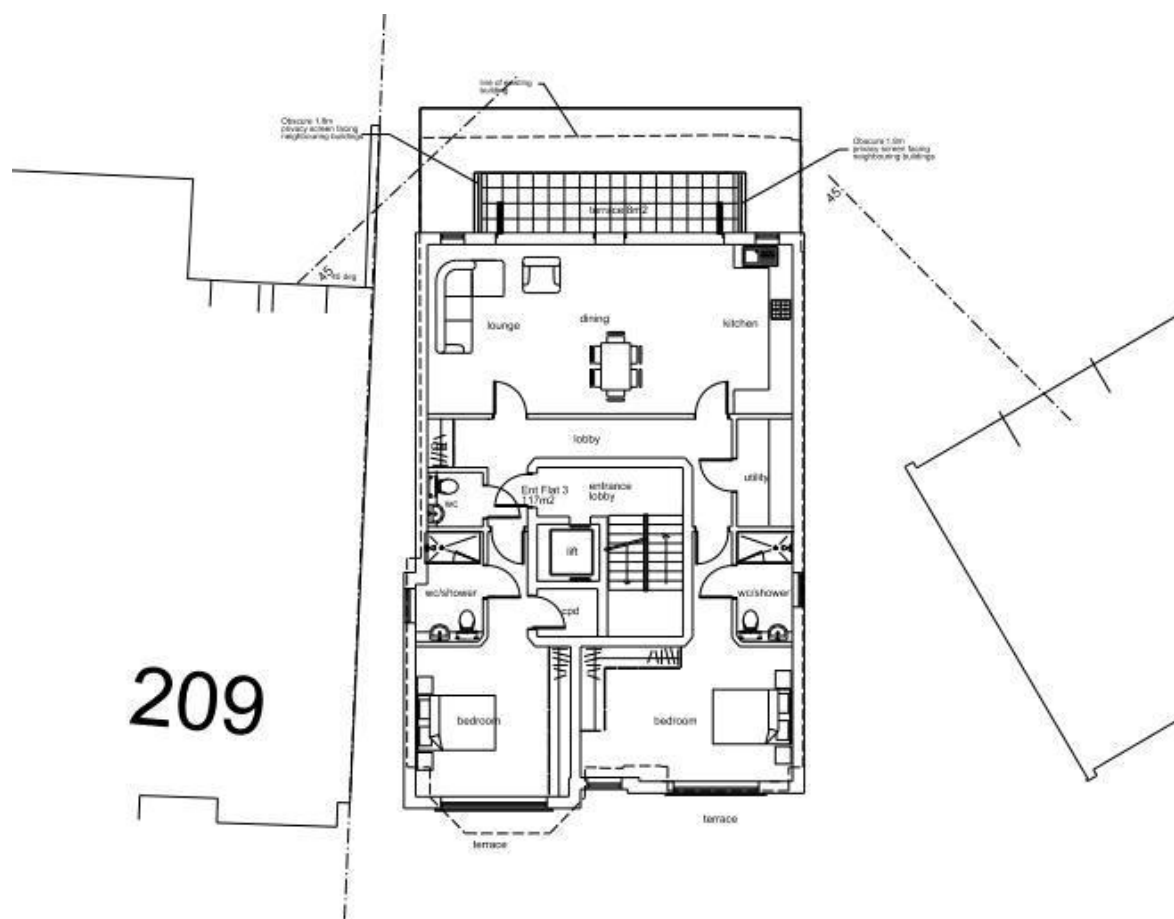
Lower Ground Floor Plan



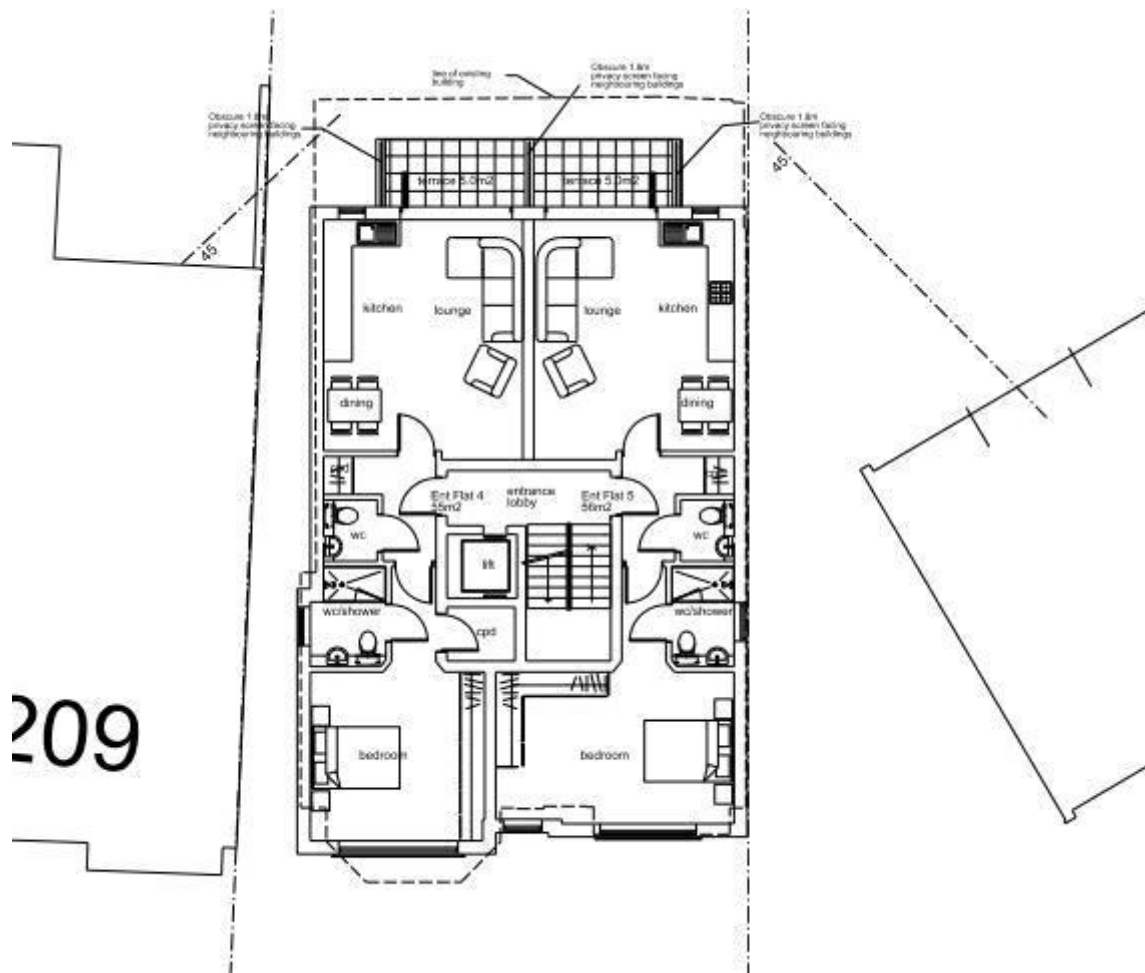
First Floor Plan



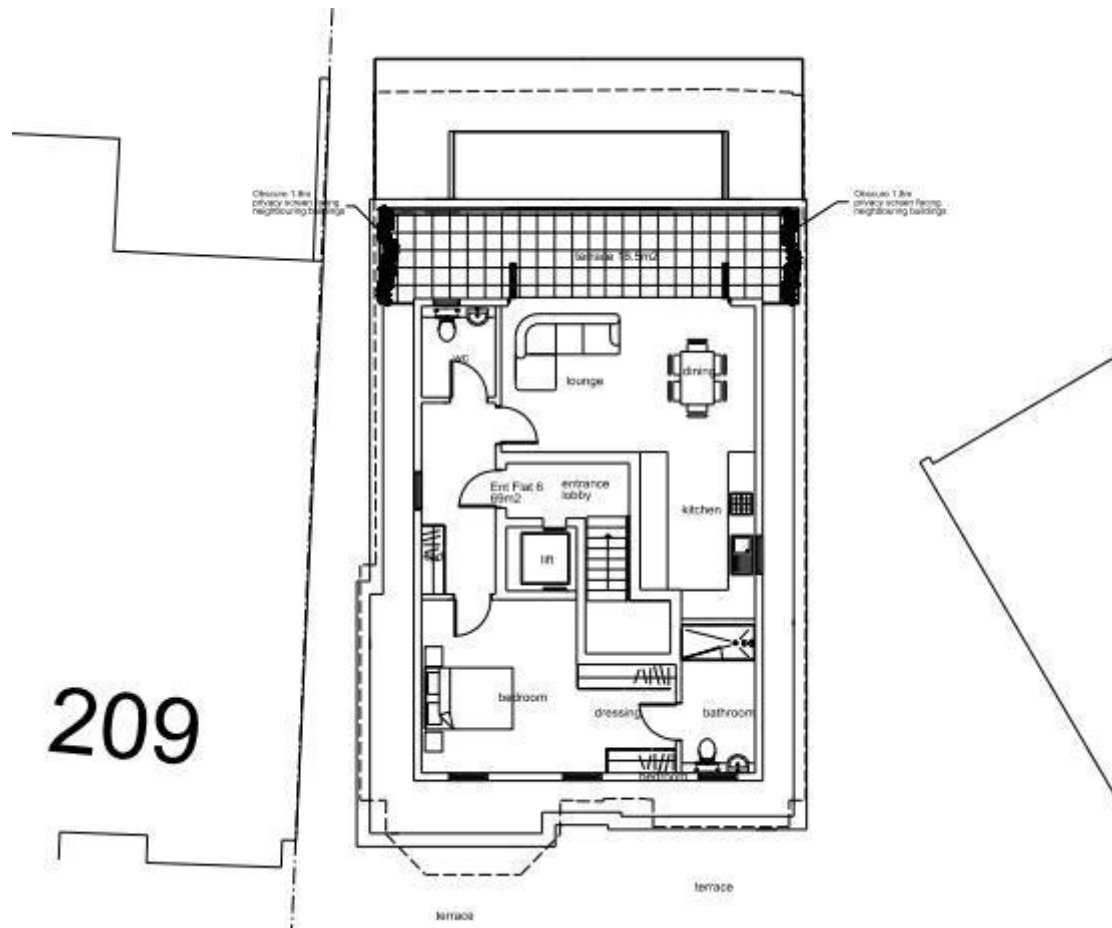
First Floor Plan



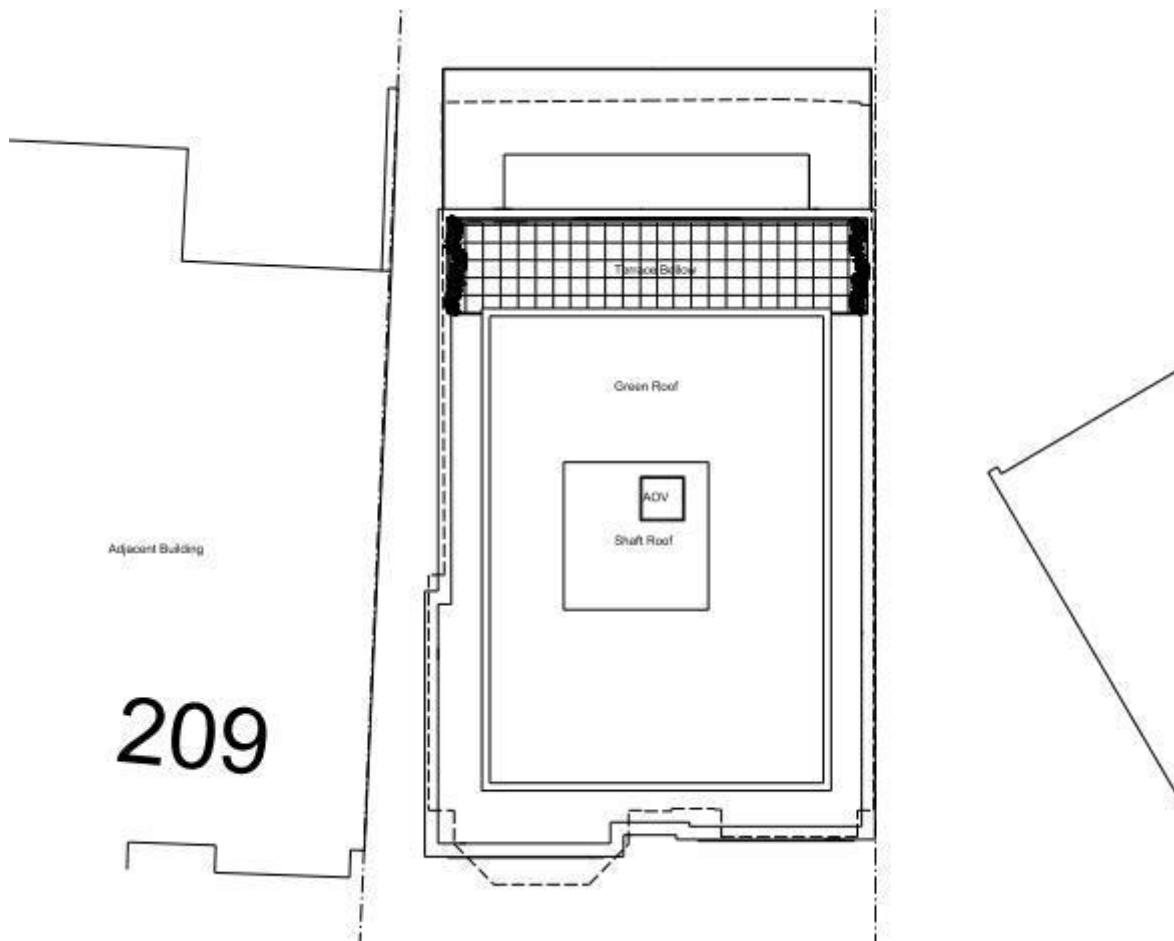
Second Floor Plan



Third Floor Plan



Roof Plan



RECOMMENDATIONS

That the Committee resolve to GRANT planning permission and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time limit (3 years)
2. Approved Plans
3. Submission of details of materials for external works
4. Submission of details of cycle storage
5. Submission of details of landscaping plan
6. Restriction of permitted development rights to convert residential units to small scale HMO accommodation
7. Removal of residents rights to parking permits
8. Any other planning conditions considered necessary by the Head of Planning

Informatives

1. Party Wall
2. Draw the Applicant's attention to the CIL liability
3. Any other informatives considered necessary by the Head of Planning

And 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, informatives, 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.

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

A) PROPOSAL

The application proposes demolishing the existing building and erecting a four storey building with a lower ground floor level. The proposed building will consist of six self-contained flats consisting of 3 x 1bed, 1 x 2bed and 2 x 3bed units. The rear of the property will consist of a number of terraces and balconies for use as private amenity space. Residents will also have access to a large communal garden to the rear of the property. The application also proposes a forecourt car parking area and bin storage, with cycle storage located in the rear of the site.

B) EXISTING

The subject property is a detached two storey dwellinghouse situated on the south side of Willesden Lane. The property is situated in a residential area and was previously in use as an HMO. With regard to the character of the area this part of Willesden Lane is mostly residential with the exception of the Willesden Temple and Royal Majestic Hall located to the north of the site and on the opposite side of Willesden Lane. The residential properties in the area included older detached Victorian town house properties and more modern additions such as purpose built apartment blocks. The application site is not situated within a conservation area nor is it a listed building.

C) AMENDMENTS SINCE SUBMISSION

The applicant previously proposed the creation of five self-contained flats; however this has been amended to six self-contained flats. One of the larger two bedroom units is now proposed to be split into two one bedroom units making better use of space.

The two ground floor units have been allocated more private amenity space to the rear to comply with minimum standards.

The forecourt parking area has been reduced from five to four spaces to comply with standards.

D) SUMMARY OF KEY ISSUES

The key issues are as follows:

1. The principle of converting the currently unlawful HMO property to six self-contained flats.
2. The standard of accommodation that would be afforded to residents in the proposed flats.
3. The amount of parking provided and the forecourt parking area.
4. The impact of the proposed building on the amenity of neighbouring residents
5. The character and appearance of the proposed building

RELEVANT SITE HISTORY

Planning History

10/3080 – REF

Change of use of dwellinghouse into 6 self contained flats and alterations to the front forecourt and retrospective application for erection of single storey rear extension.

This application was refused for the following reasons:

1. The proposed development, by reason of a lack of internal floor space, poor outlook and daylighting to habitable room windows and a poor vertical stacking relationship, would provide a cramped and substandard form of residential accommodation that would prejudice the amenity of future occupiers contrary to saved policies BE9, H12 and H18 of the London Borough of Brent Unitary Development Plan 2004 and Supplementary Planning Guidance 17:- Design Guide For New Development
2. The proposed development, by reason that it would generate excessive on-street parking demand which cannot be accommodated on Willesden Lane, a London Distributor Road; would result in a vehicular access that would interfere with a nearby bus lane and would fail to provide an independent pedestrian access to the site, would result in conditions prejudicial to highway and pedestrian safety contrary to saved policies TRN3, TRN10, TRN24 and PS14 of the London Borough of Brent Unitary Development Plan 2004.
3. The retention of the single-storey rear extension to the property, by result of its poor design and use of unsympathetic external materials would cause harm to the character and appearance of the property and surrounding area in general contrary to saved policies BE2 and BE9 of the London Borough of Brent Unitary Development Plan 2004
4. The retention of the single-storey rear extension to the property, by result of its excessive size, would cause harm to the outlook of neighbouring occupiers contrary to policy BE9 of the London Borough of Brent Unitary Development Plan 2004
5. The proposed development results in the provision of an excessive area of forecourt parking and hardstanding to the front of the proposed building which would be harmful to the setting and appearance of both the proposed development and surrounding streetscene contrary to saved policies BE2, BE7, TRN15 and H12 of the London Borough of Brent Unitary Development Plan 2004 and advice contained in Supplementary Planning Guidance 17:- Design Guide For New Development
6. In the absence of a legal agreement to control the matter, the development would result in an intensification of the existing use which would place additional pressure on transport infrastructure, without any contribution to sustainable transport improvements in the area, increased pressure for the use of existing open space, without contributions to enhance public open space, increased pressure on local sports facilities, without contributions to improve public sports facilities, and an increased pressure on education infrastructure, without any contribution to education improvements. As a result, the proposal is contrary to policy CP15 of the London Borough of Brent Core Strategy 2010 and Supplementary Planning Document:- S106 Planning Obligations.
7. The proposed development would result in an uncompensated loss of a good quality self-contained family-sized residential unit, for which there is an identified need within the Borough, in order to provide substandard accommodation that would not be suitable for family occupation. As such the development would fail to make an appropriate contribution towards meeting housing demand within the Borough contrary to policy CP21 of the adopted London Borough of Brent LDF Core Strategy 2010

Enforcement History

There is a significant planning enforcement history on the property. The most relevant cases are summarised below:

E/14/0048

The change of use of the premises to a House in Multiple Occupation (HMO) & offices

This case relates to the current use of the property. No enforcement notice has yet been served however the owner has begun removing additional bathrooms and partitions associated with the unlawful use of the

property. T

E/10/0012

Without planning permission, the formation of a hard surface to the front garden of the premises.

An enforcement notice was served. The front area of the property has been converted to a completely hardstanding area that is used to park cars. The enforcement notice required the unauthorised surface to be removed and replaced with turf. This has not taken place and the forecourt area has remained the same with cars still parked there.

CONSULTATIONS

Publicity period: 17/10/2016 – 07/11/2016

39 neighbouring properties were notified. To date three objections have been received that have raised the following concerns:

Objection	Response
The size of the development is overbearing and the development is out of character with the area	There will be a slight increase in height but the building will be no taller than the neighbouring building Bramerton. The area consists of a variety of building types and styles with a mix of older and more modern additions.
Overlooking from the balconies	Privacy screens are proposed on the side elevations of each balcony/terrace.
Overlooking from windows in north elevation	It is assumed that this refers to the NW elevation as they overlook Bramerton where the objection has been received from. These windows serve bathrooms however a condition will be attached requiring them to be obscure glazed.
Loss of light	The rear building line will be similar to the existing on the side of No.209 Willesden Lane and will see a reduction on the side of Bramerton. This will ensure that there will be no material harm caused to the residents of Bramerton.
Noise from terraces through increase activity and close proximity of living areas to the bedrooms of Bramerton	Whilst people may use the terraces this is not considered to be unusual in a suburban and domestic setting. The terraces will also be set in from the nearest windows by 7.5 metres.
Removal of single family home from the area	The property was unlawfully converted to a HMO removing a family sized unit from the area. However the proposal will introduce two family sized units to the area. (Please see paragraph 1.1)
Impact of basement	The proposal doesn't involve a full basement development however lower ground floor works are proposed. Due to the need to demolish the property officers recommend an informative is added reminding the applicant to ensure

	demolition and construction works follow Best Practicable Means (BPM) of Section 72 of the Control of Pollution Act 1974 to minimise noise and vibration effects.
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Ward Councillors notified

Cllr Shaw has objected to the proposal based on how the proposed works will be undertaken and the change to the appearance of the building.

Internal consultation

Transport & Highways – no objections subject to car free condition

POLICY CONSIDERATIONS

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is the 2010 Brent Core Strategy, the 2016 Brent Development Management Policies Document and the 2016 London Plan (Consolidated with Alterations since 2011).

The following are also relevant material considerations:

- The National Planning Policy Framework (2012)
- Supplementary Planning Guidance No. 5 “Altering and Extending Your Home” (2002) and No. 17 (Design Guide for New Development) [ADD YEAR]

London Plan 2016

Policy 3.5

Core Strategy (2010)

CP17 – Protecting and Enhancing the Suburban Character of Brent

CP21 – A Balanced Housing Stock

Draft Development Management Policies

DMP1 – Development Management General Policy

DMP12 - Parking

DMP16 – Resisting Housing Loss

DMP17 – Conversion of Family Sized Dwellings

DMP18 – Dwelling Size and Residential Outbuildings

DMP19 – Residential Amenity Space

DETAILED CONSIDERATIONS

Your officers hold the key considerations to be the following:

1. Principle
2. Standard of accommodation
3. Parking, access and landscaping
4. Impact on neighbouring amenity
5. Design and impact on character

1. Principle

1.1 The principle of the redevelopment is acceptable. Development Management Policy (DMP) 17 is relevant and seeks to prevent the loss of accommodation suitable for families without adequate replacement whilst Core Strategy policy CP21 seeks to protect accommodation that meets a known need within the borough. Until recently the property was unlawfully in use as a House of Multiple Occupation (HMO) with up to 14 rooms and 27 residents living there. In this case the HMO accommodation does not meet any specific need except for the private rental market and the property was converted to this use without the benefit of planning permission. The proposal would see the creation of six self contained units in the form of two three-bedroomed suitable for families (to which significant weight is given due to the shortage of such homes

in the borough), two two-bed units and a one bed-unit. This is considered to be a better use of the property and will replace one HMO with six additional self-contained units to the boroughs housing stock. Taking these factors into consideration, officers consider that the redevelopment of the existing HMO accommodation to six self-contained units is acceptable in principle.

2. Standard of accommodation

2.1 All of the units exceed the minimum space standards required as per London Plan policy 3.5 and DMP 18. DMP 19 *Residential Amenity Space* requires new dwellings to have private amenity space with 20 sqm per flat and 50 sqm for family size units the required standard. Both of the ground floor family sized units will have access to 50 sqm of private amenity space through a combination of rear and front terraces. All of the units will be dual aspect to the front and rear of the property and allow good levels of natural light. Views from the bedrooms located at lower ground floor level would be slightly restricted however 0.9 metres of the windows would be above street level allowing light in. Overall officers consider that the proposal would provide a good standard of accommodation for prospective residents.

3. Parking, access and landscaping

3.1 The parking provision of four spaces is acceptable. Car parking allowances for residential use are set out in Appendix 1 of the DMP. As the site has a PTAL level of 3 and is in a Controlled Parking Zone, the full allowances set out in the Table 6 of the standard apply, a maximum of six spaces. The proposed provision of four spaces would therefore accord with standards, whilst a condition securing "permit free" would prevent overspill parking. The crossover would remain unaltered and the balance of parking spaces and increased soft landscaping to improve the visual appearance of the front of the property is welcomed. Officers recommend that a condition requiring further details of this landscaping is submitted.

3.2 Turning to cycling, the proposal falls short however this can be addressed by condition. London Plan policy 6.13 requires a total of nine secure cycle parking spaces. A store to the rear for eight bicycles is proposed so officers recommend a condition requiring further details of this store to establish its appearance and increase to nine spaces.

3.3 A suitable volume of refuse storage is proposed for six wheeled bins at the front of the site, in a location that allows easy collection from Willesden Lane without the vehicles needing to enter the site. Officers recommend a condition requiring details of the storage area to be submitted to ensure it is visually acceptable.

3.4 In terms of landscaping, the applicant has submitted indicative plans showing front and rear hard and soft landscaping; officers recommend a condition requiring the submission of a more detailed landscaping plan to improve (a) the appearance of the frontage; and (b) the appearance and usable space for the communal garden.

4. Impact on neighbouring amenity

4.1 The new building would not materially harm the living conditions of neighbouring residents, having regard to the particular circumstances of this site and the adjoining properties. DMP 1 seeks to ensure new development, amongst other things, provides high levels of external amenity and does not unacceptably increase exposure to noise, light and general disturbance. Residential properties are located either side of the application site:

- To the east: 209 Willesden Lane a two storey detached building that utilises the loft space consisting of four self-contained flats.
- To the west: Bramerton, a large four storey building that consists of 26 self-contained flats.

4.2 It is the rear of the proposed building that requires attention.

Relationship to 209 Willesden Lane

- At ground floor level, the main body of the building will be set in from the east boundary by 1.5 metres, to account for habitable room windows in the rear elevation of No.209.
- A privacy screen with a height of 1.8 metres is also proposed to prevent overlooking from the proposed terrace.
- At first and second floor level the building will extend 1.45 metres beyond the rear elevation of No.209. When applying the Council's 1:2 guide, the distance from the proposed side elevation to the centre of the nearest habitable room window is 3.8 metres. As such the proposed rear element is 0.35 metres less than the maximum depth usually allowed (1.9m).
- Terraces are proposed at the rear of the building however they will be set in from the shared boundary and the use of privacy screens will reduce the potential for overlooking.

Relationship to Bramerton

Bramerton has an unusual plan form which results in a number of habitable room windows angled towards this site with the closest at a distance of 6 metres (measured from the shared boundary to the centre of the window). The existing building has a length of 16.75 metres on the shared boundary with Bramerton.

- The proposed building will have a length of 14.3 metres which is a reduction in terms of the current building.
- A ground floor terrace would extend 3.2 metres beyond the rear of the building however the height at 1.8 metres is not considered to be excessive and has been put in place reduce overlooking..
- At first floor level the depth of the building would be increased by 2 metres from the existing situation; however, whilst there would be a slight increase in the depth of the building, residents' views would still be maintained to current levels due to the angled nature of the building.
- At third floor level the proposed roof terrace will be set in from the boundary by 0.35 metres.

4.3 An objection has been received concerning potential noise from the terraces. Whilst people may use the terraces this is not considered to be unusual in a suburban and domestic setting where residents frequently use their back garden area.

4.4 Officers consider that, due to the proposed set in from the shared boundary at ground floor level, the use of privacy screens for the terraces and balconies and the overall design of the building that ensures that current levels of outlook are maintained, the proposal would not materially harm the amenity of neighbouring residents. The proposal does not involve a full basement development however lower ground works and demolition of the existing building is proposed. Due to the need to demolish the property, officers recommend that the applicant's attention be drawn to the provisions of Section 72 of the Control of Pollution Act 1974 to ensure demolition and construction works follow Best Practicable Means (BPM) to minimise noise and vibration effects on neighbouring properties.

5. Design and impact on character

5.1 The proposed building is acceptable in scale, form, design and indicative materials, in accordance with DMP 1. Whilst the existing building possesses an inherent character which contributes positively to the streetscene, the buildings in the surrounding area do not adhere to a consistent character and include examples from a wide variety of architectural styles due to more modern additions and replacements. The proposed design is contemporary in nature and would consist of a four and a half storey building. The fourth floor would be set back and set in from the sides to offer a contrast. The building would result in a gradual increase in height from No.209 Willesden Lane to the taller Bramerton Court; as such the building would not appear overly dominant in the street. The front building line would also be in a similar position to the existing and not protrude beyond No.209.

5.2 It is proposed to finish the building in brick on the ground, first and second floors, render on the lower ground floor and steel cladding on the fourth floor. The properties in this part of Willesden Lane have a variety of materials due to the different building types and styles. Further details of all materials would be secured by condition to ensure that they are visually acceptable in the area and help to maintain the character and appearance of the street.

6. Conclusion

Overall the loss of the existing HMO accommodation is considered to be acceptable and the proposed residential units will provide a good standard of accommodation for prospective residents whilst adding additional units to the boroughs housing stock. The proposal will not materially harm the character or appearance of the street or the amenity of neighbouring residents. The application is therefore recommended for approval.

CIL DETAILS

The proposal is liable to pay CIL as set out below because the applicant has not provided sufficient evidence to satisfy officers that the existing floorspace to be demolished passes the vacancy test by being occupied for a lawful purpose for a period of at least six months continuously within the past three years from the anticipated decision date, in accordance with Reg 40(7) of the CIL Regulations 2010 (as amended). This may be reviewed by the officer if there is a delay in issuing the decision.

This application is liable to pay **£194,628.09*** 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): 648.25 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	648.25		648.25	£200.00	£35.15	£165,535.27	£29,092.82

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)	286	
Total chargeable amount	£165,535.27	£29,092.82

*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: 16/3682

To: Neocleous
Neo Architects
8 The Drive
New Barnet
EN5 1DZ

I refer to your application dated 20/08/2016 proposing the following:
Demolition of existing dwelling and erection of a new 4 storey building with a basement to provide 6 self-contained flats (3 x 1bed, 1 x 2bed and 2 x 3bed) with associated car and cycle parking space, bin stores and amenity space
and accompanied by plans or documents listed here:
See condition 2
at 211 Willesden Lane, Kilburn, London, NW6 7YR

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: 03/02/2017

Signature:

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 policies contained in the Development Plan and relevant material planning considerations

- 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):

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0425_00_101bc
0425_00_102bc
0425_00_103ab
0425_00_104ab
0425_00_014ab
0425_00_001abc
0425_00_002abc
0425_00_003abc
0425_00_004abc
0425_00_005abcd
0425_00_006abc
0425_00_007a
0425_98_010a
0425_00_101
0425_00_102
0425_00_111ab
0425a_98_201

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

- 3 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted levels of parking availability.

- 4 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.

- 5 Prior to occupation of the development further details of secure and covered refuse storage to provide sufficient space for all refuse and recycling bins for all six flats shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to occupation and shall be retained for the lifetime of the development.

Reason: in the interests of residential and visual amenity.

- 6 Details including manufacturer's details and/or samples provided for inspection on site of materials for all external work, including hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority before any above ground 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.

- 7 Notwithstanding the plans hereby approved, the development shall not be occupied until further details of secure and covered cycle storage are submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans. Such facilities shall be retained for the lifetime of the development.

Reason;- To ensure an adequate amount of cycle spaces are available for future occupants.

- 8 Landscape proposals for the treatment of the areas so designated within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works on site and shall include but not be limited to details of boundary treatment and boundary planting and a planting scheme for the front garden. The landscape works shall be completed in accordance with the approved details in accordance with a programme agreed in writing with the Local Planning Authority.

Any planting that is part of the approved scheme that within a period of *five* years after completion is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 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.

- 3 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, and include photographs showing the condition of highway along the site boundaries.
- 4 The applicant is advised to ensure that demolition and construction works follow Best Practicable Means (BPM) of Section 72 of the Control of Pollution Act 1974 to minimise noise and vibration effects.

Any person wishing to inspect the above papers should contact Barry Henn, Planning and Regeneration,
Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5232