

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

28 June, 2017
05
16/5342

SITE INFORMATION

RECEIVED	12 December, 2016
WARD	Queensbury
PLANNING AREA	Brent Connects Kingsbury & Kenton
LOCATION	Garages next to 7, Princes Close, London
PROPOSAL	Redevelopment of the site to provide a 2 storey building comprising 4 self-contained flats (4 x studios) with associated car and cycle parking spaces, bin stores and amenity space
APPLICANT	GRE GROUP
CONTACT	DUSEK LTD
PLAN NO'S	47/P4/1, 47/P4/2E, 47/P4/3, 47/P4/4, 47/P4/5.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>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_131638</p> <p><u>When viewing this as an Hard Copy .</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "16/5342" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

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 informatives to secure the following matters:
- 3) Conditions
 1. Time Limit (3 Years)
 2. Approved drawings / documents
 3. Implementation of recommendations from tree report
 4. Provision of parking spaces and accesses
 5. Restriction on side wall windows above ground level - obscure glazed and high level opening only
 6. Details of levels of vibration
 7. Approval of a Construction Method Statement
 8. Approval of a Site Investigation (land contamination)
 9. Implementation of remediation (land contamination) and approval of a verification report
 10. Approval of measure to ensure adequate internal noise levels
 11. Approval of external materials
 12. Approval of cycle parking details
 13. Approval of landscaping details, including a planting plan, hard surface materials, fences/walls, drainage and any contouring.
- 4) Informatives
 1. That the applicant should contact Highways to arrange any proposed highways works
 2. Photographic survey of the condition of the highway prior to commencement
 3. Information regarding CIL liability
 4. Information regarding Party Wall agreements
 5. Information regarding building near to the boundary
- 5) 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.
- 6) 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.

SITE MAP



Planning Committee Map

Site address: Garages next to 7, Princes Close, London

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This map is indicative only.

PROPOSAL IN DETAIL

Redevelopment of the site to provide a 2 storey building comprising 4 self-contained flats (4 x studios) with associated car and cycle parking spaces, bin stores and amenity space

EXISTING

The site is located along Princess Close and backs onto a railway. The majority of properties directly south and south west of the site comprise of two storey semi detached and terraced properties. A group of terraced properties are located west and north west of the site. It was noted on site that the garages have been demolished.

SUMMARY OF KEY ISSUES

1. General principle of use: The proposal is to provide residential dwellings within a residential area, with the proposed building adjacent to an existing building. The general principle of the residential use of the site is accordingly considered to be acceptable.
2. The design, layout, scale and massing of the building. The proposed building is two-storeys in height within an area characterised by two-storey buildings. A modern design approach has been taken, with the form of the building broken into elements to reduce its visual mass. The building is sited adjacent to an existing residential building. The proposed development is considered to utilise good architecture with quality detailing and materials in order to optimise the site's potential whilst respecting scale and patterns of development within the area.
3. Highways and transportation: The level of parking, access arrangement and the provision of cycle and bin storage is considered to be acceptable, having regard to Brent and London Plan policies and guidance.
4. The quality of the residential accommodation is acceptable. Two of the units fall slightly (2 sqm) below minimum standards, but the layout is efficient; this shortfall is not considered to significantly affect the quality of accommodation.
5. Impact on the living conditions of occupiers of neighbouring dwellings. The proposed building accords with the SPG17 30 degree line from windows of Rose Bates Drive properties. However, it fails to comply with the 45 degree line from the end of the garden of No. 50 and a rear garden corner of No. 52, with the house 2 m from the closest point of the garden of No. 50. However, the garden of that dwelling narrows to a width of approximately 1 m and up to a maximum depth of 2 m of the garden would fail to comply with this part of the guidance, and the impact is accordingly not considered to be unduly detrimental due to the narrow nature of the end of the garden. The proposal materially complies with the SPG17 30 degree line from the side facing window of the adjoining Princes Court maisonette.

RELEVANT SITE HISTORY

Planning history relating to this site:

06/3689 - Demolition of existing garages and erection of 2 storey building comprising 4 one bedroom self-contained flats – Refused

07/1156 - Demolition of existing garages and structures and erection of a two-storey block comprising 2 one-bedroom and 1 two-bedroom flats, with provision of 3 car-parking spaces to front and amenity spaces to front, side and rear – Refused

Planning history relating to the adjoining site (land rear of 234-240 Princes Avenue
16/5111 - Erection of a terrace of 5 two storey dwellinghouses (5 x 4 bedroom) with basement levels and front and rear lightwells, to the rear of 234-240 Princes Avenue with vehicular and pedestrian access from Princes Close, provision of 8 car parking spaces, cycle and bin store and associated landscaping - Granted

CONSULTATIONS

The nearby properties within the vicinity of the site were notified by letter of this proposal for a minimum of 21 days on 12/02/2017.

Three objections were received.

Grounds for Objection	Response
Cramped form of development and design considered out of character.	The proposal is situated within an area that is considered to have properties with a various architectural styles and designs. More discussion of this matter within the Design and Character section (paragraph 2.1 to 2.5) of the report.
Access arrangements not sufficient.	Princes Avenue in itself is considered to be appropriately sized and laid out for the number and type of vehicles. However, amendments were requested to modified the turning head and associated access arrangements to overcome the concerns regarding the initial form of the proposals. The revised layout is considered to be acceptable.
Neighbours outlined that the proposed development would result in a loss of light.	The development is considered to not to have an unduly detrimental impact on the residential amenities of nearby resident for the reasons set out in paragraphs 4.1 to 4.4 of the report.

Recycling and waste: no comments received. The Council's waste planning guidance has been used and the access arrangements have been considered by the Council's highways officers. . .

Environmental Health: It was advised to include the conditions to any planning consent:

External Consultation

Thames Water: No comments received.

London Underground: No comments received.

POLICY CONSIDERATIONS

National Planning policy Framework 2012

National Technical Housing Standards

London Plan 2011

Key policies include:

Policy 3.5 Quality and Design of Housing Developments

Policy 6.9 Cycling

Core Strategy 2010

CP17 Protecting and Enhancing the Suburban Character of Brent

CP21 A Balanced Housing Stock

Development Management Policy

DMP1 Development Management General Policy

DMP12 Parking

DMP18 Dwelling Size and Residential Outbuildings

DMP 19 Residential Amenity Space

Supplementary Planning Guide

SPG17 – Residential Design Standards

DETAILED CONSIDERATIONS

Detailed Considerations

1. Principle

1.1 The site previously had a number of single storey garages with a large area of hardstanding. There is no objection to the demolition of the garages on the site. The proposal seeks to build a two storey building on the site that would contain four self contained one bedroom flats. Due to the number of flats the proposal, the scheme does not need to include Affordable Housing. The development would not alter the already mixed pattern of development within the area and would be adjacent to an existing residential building. The general principle of the residential use of the site is accordingly considered to be acceptable subject to the remainder of the material planning considerations.

2. Design and Character

2.1 The plots within the vicinity of the site vary in size and shape, as such the area is considered not to have distinct plot sizes. Furthermore the properties within the vicinity of the application site vary between semi-detached and detached properties that vary in size and architectural design. The proposed positioning of the new development would be appear suitable within the cul de sac

and would not appear overbearing or visually obtrusive within along this part of Princes Close.

2.2 Semi-detached and terraced properties are located south and south west of the site. The properties north and north west of the site consists of a mixture between flats and dwellings. Due to the varied nature of the area, it is considered that the design of the proposed scheme would not have a detrimental impact on the character of the area. The proposal is considered to contain some modern design elements however the area is considered not to have a distinct character with properties that contain various architectural designs. In addition to this Paragraph 60 of the NPPF stipulates that planning decisions should not attempt to impose on architectural styles or particular tastes and they should not stifle innovation, originality or initiative.

2.3 The new build would not exceed the height of the current built form south and north west of the application site and would not appear overly prominent along Princes Close. The proposal is also considered to retain sufficient spacing with adjacent neighbouring properties. Additionally there is no established building line south of the application site and the development would not extend beyond the front building line of 7 Princes Close. As a result the proposal would therefore not be harmful in this context.

2.4 The proposal would consist of facing brick and the upper levels are to be clad with a microline, horizontal cedar cladding that will be grey in colour. The proposed windows would have grey aluminium and zinc cladding. These materials are considered acceptable and would be in keeping with the design approach that has been taken for the proposed building.

2.5 The landscaping strategy is generally considered to be acceptable, making an appropriate contribution to the character of the area. Full details of landscaping are recommended to be secured through condition. The tree report has been considered by the Council's tree officer, who raised concerns regarding the report that was initially submitted. However, these concerns were addressed through the submission of a revised report and the tree officer has recommended that a condition is attached securing the implementation of the recommendations of that report.

3. Standard of Accommodation

3.1 The proposed development would result in the creation of four self contained flats. The ground floor flats would measure approximately 35 sqm and the first floor flats 37 sqm. As such the ground floor flats would be 2 sqm below off the minimum level of floorspace required for a 1-bedroom 1-person dwelling. However, the layout is efficient and this is not considered to result in a significantly deficient standard of accommodation. The first floor flats accord with the minimum floorspace levels set out within the London Plan (policy 3.5). All rooms would be suitably sized and would receive an acceptable level of natural light, outlook and ventilation.

3.2 With regards to amenity space, flats are generally required to have 20sqm of private amenity space as set out in Policy DMP19. The ground floor flat towards the northern portion of the site would have a rear garden that would measure approximately 53sqm and the additional ground floor flat will have access to a rear garden that would measure approximately 33sqm. Both first floor flats would share a rear communal area that would measure approximately 40sqm.

4. Impact on Residential Amenity_ _

4.1 The proposed building would be situated adjacent to the adjoining residential building (No. 7 and 8 Princes Close. It does not project beyond the rear wall of that building and therefore accords with the 45 degree guidance set out in SPG17. There are windows in the flank wall of No. 7-8 Princes Close. It is possible that some serve habitable rooms and not clear whether they would be the sole windows of the associated rooms. The submission does not show the finished floor level of those dwellings. However, there are three steps leading up to the front door of that dwelling, indicating that finished floor level is some distance above ground level. The proposed building would be situated approximately 6.3m from the flank elevation of No. 7 Princes Close.

The SPG17 30 degree line is taken from a 2 m height above finished floor level of the associated room. However, when considering this line using ground level, the 6 m high proposed building would project approximately 0.35 m above the 30 degree line. Finished floor level of No. 7 appears likely to be more than 0.35 m above ground level and as such, it is likely that the proposed building accords with the 30 degree guidance in relation to any side facing windows of this property.

4.2 The proposed building accords with the SPG17 30 degree guidance in relation to the windows of Rose Bates Drive houses. It is situated 2 m from the boundary of the garden of No. 50 and is 6 m high, so the proposal will not accord with the 45 degree guidance in relation to the final element of the garden (up to 2 m from the boundary adjacent to the subject site). However, the garden of No. 50 narrows to just over 1 m at its rearward point, and because of this, the level of impact associated with this level of non-compliance with SPG17 is not considered unduly detrimental. The development is 3 m from the eastern corner of the rear garden of No. 52 Rose Bates Drive. The development accordingly does not accord with the SPG17 45 degree guidance in relation to an area of up to 1 m from that corner of the garden. However, as this only relates to a small corner of the garden, this is not considered to result in an unduly detrimental level of impact.

4.3 Habitable room window of the proposed dwellings face the front and area and therefore do not directly overlook adjoining gardens. There are windows in the side walls of the development. However, these are not primary windows of habitable rooms and a condition is recommended for those above ground level to ensure that they are obscure glazed and high level opening only (or fixed closed). The distance to the rear boundary is less than 10 m. However, the rear boundary adjoins railway land and no undue overlook will occur.

4.4 Screening to the sides of the proposed balconies is proposed to mitigate potential overlooking caused by the use of the balconies could result in overlooking (with the exception of one side of one balcony which would not cause undue levels of over-looking).

5. Parking and Access

5.1 The layout of the vehicular accesses within the site were initially considered to be unacceptable as they did not provide an adequate turning head at the end of Princes Close or an adequate area of footway for residents. However, a revised layout was proposed which addressed these concerns and the revised parking and access arrangements are considered to be acceptable.

5.2 The London Plan requires at least one cycle space per flat. Car parking allowances for the existing and proposed use of the site set out in Appendix 1 of the DMP, setting a maximum standard of 1 parking space per unit for sites with low public transport accessibility (PTAL 2). The proposal would provide three parking spaces, which is below the maximum standards but represents 75 % of that standard, which is considered to be sufficient to meet likely parking demand.

5.3 Storage for four bicycles is shown, meeting the London Plan standards. Details of the cycle parking facilities should be secured through condition to ensure that they are suitably secure and weatherproof. The refuse and recycling area shown on the drawings accords with the Council's waste planning guidance.

6. Environmental Impact

6.1 The Environmental Health Officer had no objection with the proposed development but however suggested conditions related to residential sound insulation with outdoor amenity, a vibration assessment, the submission of a Construction Method Statement and the investigation of the soil on the site. They have also recommended a condition regarding the approval of details regarding heat and power system. However, as one is not proposed and would not normally be

delivered for a scheme of this size, a condition has not been added.

7. Density

7.1 The proposal has a residential density of 97 units per hectare of 194 habitable rooms per hectare. This is marginally above the London Plan range of 50-95 units per hectare but within the associated range of 150-250 habitable rooms per hectare.

8. Conclusion

8.1 Overall the proposed development is considered acceptable subject to conditions, in terms of accommodation, character and appearance, impact upon neighbouring amenity, transport, landscaping and environmental health and is in accordance with relevant policies within the London Plan (2016), Brent's Core Strategy and Development Management Policies (2016) and SPG17 Design guide for new development.

CIL DETAILS

This application is liable to pay **£48,028.78*** 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): 159.97 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	159.97		159.97	£200.00	£35.15	£40,849.48	£7,179.30

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	£40,849.48	£7,179.30

*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.



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 16/5342

To: Mr Dusek
DUSEK LTD
MOOR HOUSE FARM ESTATE
LOWER ROAD
HIGHER DENHAM
UXBRIDGE
UB9 5EN

I refer to your application dated 10/12/2016 proposing the following:
Redevelopment of the site to provide a 2 storey building comprising 4 self-contained flats (4 x studios) with associated car and cycle parking spaces, bin stores and amenity space and accompanied by plans or documents listed here:
47/P4/1, 47/P4/2E, 47/P4/3, 47/P4/4, 47/P4/5.

at Garages next to 7, Princes Close, London

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: 16/06/2017

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
London Plan (March 2016)
Brent LDF Core Strategy 2010
Brent Local Plan Development Management Policies 2016
Brent Supplementary Planning Guidance 17

- 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):

47/P4/1, 47/P4/2E, 47/P4/3, 47/P4/4, 47/P4/5.

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

- 3 The construction of the proposed development shall be carried out in accordance with the amended Arboricultural Report prepared by GHA trees arboricultural consultancy hereby approved.

Any trees and shrubs planted or to be retained 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.

- 4 The development shall not be occupied unless the vehicular and pedestrian accesses and the parking spaces shown on the drawings hereby approved have been completed in full. Thereafter the parking spaces shall not be used other than for purposes ancillary to the residential dwellings hereby approved, and the vehicular accesses shall be maintained open and clear of obstruction and shall be maintained as accessible by vehicles using Princes Close.

Reason: In the interest of the free and safe flow of traffic and pedestrians on the local highway network.

- 5 The windows in the flank walls of the building hereby approved above ground floor level shall be glazed with obscured glass and shall be non-opening or high level opening only (at least 1.7 m above finished floor level of the associated room) and so be maintained as such for the life of the development.

Reason: In the interest of the privacy of adjoining occupiers.

- 6 The residential development shall be designed to ensure the following vibration levels stated in BS6472:2008 Evaluation of human exposure to vibration in buildings (1Hz to 80 Hz) are not exceeded.

Place	Vibration dose values - Low probability of adverse comment (m/s ^{1.75})
Residential buildings 16 h day	0.2 to 0.4
Residential buildings 8 h night	0.1 to 0.2

Details shall be submitted to and approved in writing prior to the commencement of works demonstrating how this standard will be met within the development hereby approved. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources.

- 7 Prior to the commencement of the development a 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 and the construction of the development shall be carried out in accordance with the approved statement.

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

- 8 Prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. Any mitigation measures set out within the approved report shall be implemented in full prior to first occupation of the development.

Reason: To ensure the safe development and secure occupancy of the site

- 9 Any soil contamination remediation measures required by the Local Planning Authority pursuant to condition 8 shall be carried out in full prior to first occupation of the development. A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use.

Reason: To ensure the safe development and secure occupancy of the site

- 10 A scheme of sound insulation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall demonstrate that the residential dwelling will be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following internal and external noise levels:

Time	Area	Max noise level
Daytime Noise 07:00 – 23:00	Living rooms and Bedrooms	35 dB LAeq (16hr)

Night time noise 23:00 – 07:00	Bedrooms	30 dB LAeq (8 hr) 45 dB Lamax
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The development shall be completed in accordance with the approved details.

Reason: To obtain required sound insulation and prevent noise nuisance

- 11 Details of materials for all external work, including samples which shall be made available for viewing on site or within another location as agreed, 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.

- 12 Details of the secure weatherproof cycle storage facilities shall be submitted to and approved in writing prior to first occupation of the dwellings hereby approved and the approved details shall be implemented in full prior to first occupation and thereafter retained for use incidental to the occupation of the dwellings hereby approved.

Reason: In the interest of sustainable transportation and the free and safe flow of traffic on the local highway network.

- 13 A scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing prior to first occupation of the development hereby approved and the approved scheme shall be completed in accordance with the approved scheme prior to first occupation of the approved development. The scheme shall include details of:

1. Planting, including a planting plan detailing plant species, size, location and number/density;
2. Walls / fences / means of enclosure;
3. Any levels or contouring within the site;
4. Hard landscaping, including materials and any proposed furniture;
5. Drainage;

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.

INFORMATIVES

- 1 The applicant is advised by the applicant to contact the Head of Highways & Infrastructure to arrange for the any proposed works to the highway to be undertaken. Such works are undertaken by the Council at the applicant's expense.
- 2 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.
- 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.

- 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
- 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 Denis Toomey, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937