

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

13 December, 2017
03
17/2670

SITE INFORMATION

RECEIVED	15 June, 2017
WARD	Brondesbury Park
PLANNING AREA	Brent Connects Kilburn
LOCATION	107 Brondesbury Park, Brondesbury, London, NW2 5JL
PROPOSAL	Demolition of existing single storey rear extension, conversion of garage into a habitable room to include replacement of garage door with window and new entrance door, erection of a single storey side to rear extension, roof extension to also include a rear dormer window, insertion of seven rooflights and conversion of dwellinghouse into 6 self-contained flats (1x 3bed and 5x 2bed), provision for cycle parking spaces and bin stores and subdivision of rear garden space
APPLICANT	Mr Bhanji
CONTACT	Bonnystreet Planning Limited
PLAN NO'S	Please see condition 2
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_134850</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 "17/2670" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

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

Conditions

1. Time limit
2. Carry out the development in accordance with the approved plans
3. Proposed materials to match the existing property
4. Permit free restriction on units 3 and 5
5. Restriction regarding the use of the flat roof as a terrace
6. Change to House of Multiple Occupation (HMO)
7. That the parking spaces can only be used for purposes ancillary to the development
8. Restriction on side facing windows in eastern elevation
9. Details of the front garden layout to be submitted and implemented
10. Noise insulation between flats

Any other conditions considered necessary by the Head of Planning

Informatives

1. Party Wall
2. Details of pavement to be taken and restored if damaged during construction
3. Maximum standards for fire safety
4. Payment of London Living Wage

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 it has paid special attention to the desirability of preserving or enhancing the character and appearance of the adjacent Willesden Green Conservation Area as required by Section 72

SITE MAP



Planning Committee Map

Site address: 107 Brondesbury Park, Brondesbury, London, NW2 5JL

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This map is indicative only.

PROPOSAL IN DETAIL

This application seeks planning permission for a the demolition of the existing single storey rear extension, the conversion of garage into a habitable room to include replacement of garage door with window and new entrance door, erection of a single storey side to rear extension, roof extension to also include a rear dormer window, insertion of seven rooflights and conversion of dwellinghouse into 6 self-contained flats (1x 3bed and 5x 2bed). The scheme would also include the provision for cycle parking spaces and bin stores and the subdivision of the rear garden.

EXISTING

The site is a large semi-detached residential house. It has previously been extended and is not listed. It is also not within a conservation area but the start of the Willesden Green Conservation Area adjoins the rear boundary of the property.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Letters of objection have been received from 8 residents and one councillor regarding some of these matters. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

- **Principle of Development:** The proposed conversion complies with Council policy regarding the principle of development as the existing house exceeds the minimum floorspace threshold and a 3-bedroom dwelling is created of an appropriate standard.
- **Design and potential impact on character or neighbouring amenity:** The proposed extensions would be of an acceptable appearance and would not result in an unduly detrimental impact on the amenities of surrounding occupiers or the character of the locality

Transportation: The proposal would provide off-street parking and a parking permit restrictions would prevent the residents from being able to park additional cars on-street within the locality of the application site. Cycle Parking has been proposed and the development would not have an adverse impact on parking or highway safety

RELEVANT SITE HISTORY

03/3408 – Granted permission – 15/01/2004 - Erection of part two-storey, part single-storey side extension, rear dormer window and 2 front roof-lights to dwellinghouse

02/1106 – Granted permission – 25/07/2002 - Erection of a part two-storey, part single storey side extension and installation of rear dormer to dwellinghouse

CONSULTATIONS

In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the application was publicised by serving the notice on the adjoining owners or occupiers on 27 June 2017 and a re-consultation occurred on 29/09/2017.

Overall 8 letters of representation have been received. These raised the following material planning considerations:

Comment	Response
Impact upon character and	Paragraph 1.3 and paragraph 1.16

appearance of the area	onwards.
Parking and highway safety	Paragraph 1.18 onwards
Impact upon the living conditions of the adjacent occupiers.	Paragraph 1.7 onwards
Legal precedent and overall precedent	Legal matters are not material planning considerations. The Council is legally required to assess each application on its own merits.
Creation of noise	The application does not propose any plant and the proposal would continue to provide residential units within a residential area. Reasonable use of the proposed dwellings would not have an unduly detrimental impact on the neighbouring occupiers. Any excessive noise created by the existing or future residents would be controlled through Environmental Health legislation.
Size and scale of gardens	Paragraph 1.15
Impact upon amenity services	The proposal would not have any significant impact on the capacity of amenity services.
Overcrowding	Paragraph 1.10 onwards
Building and construction work	These are not material planning consideration. The impacts of construction works are managed through Environmental Health Legislation.

Councillor Shaw – Objection and request for the application to be determined at committee and raised concern with the following:

Comment	Response
Overdevelopment and out of keeping	Paragraph 1.3 onwards
Impact upon living conditions of adjacent properties	Paragraph 1.7 onwards
Pollution and noise	See above discussion.
Parking	Paragraph 1.18 onwards
Applications to convert the surrounding properties could be submitted in the future.	This is not a material planning consideration and each application must be assessed on its merits.

Environmental Health – raise no objection subject to 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 specific policies applicable to this application are:

London Plan 2016
3.5 Quality and Design of Housing Developments
7.4 Local Character
7.6 Architecture

Housing SPG 2016
Technical housing standards 2015

Brent Core Strategy 2010
CP17 The suburban character of Brent
CP21 A balanced housing stock

Development Management policies 2016
DMP1 Development Management General Policy
DMP7 Brent's Heritage Assets
DMP12 Parking
DMP16 Resisting Housing Loss
DMP17 Conversion of Family Sized Dwellings
DMP18 Dwelling Size and Residential Outbuildings
DMP19 Residential Amenity Space

DETAILED CONSIDERATIONS

1.1 The main issues for consideration are:

1. The proposed extensions and the impact that these would have upon the character and appearance of the site and surrounding area.
2. The impact upon the living conditions of the adjacent occupiers.
3. The principle of the conversion and the impact this would have.

Proposed extensions

Character and appearance

- 1.2 The existing property is a large semi-detached dwellinghouse that has been extended previously. A number of extensions and alterations are proposed including extensions to the roof, the demolition of the existing single storey rear extension and construction of a new single storey rear extension and various other alterations to the building.
- 1.3 With regard to the roof extensions and alterations, the existing side extension has a gable front with a valley roof between the extension and the main house. The proposal includes the construction of a hipped roof over the side extension connecting the original roof with that of the existing extension. This results in a form that accords with SPG5 and SPD2 guidance and is in keeping with the character of the house. The proposed rear dormer also accords with guidance and does not appear overly dominant within the roof plane. A number of rooflights are proposed, which also do not appear overly dominant. It should be noted that SPD2 does not restrict the number of rooflights that may be installed. The proposed roof extensions and alterations therefore preserve the character and appearance of the building and surrounding area.
- 1.4 During the course of this application, the proposed design of the rear extensions was

amended. These amendments included a reduction in the size of the single storey rear extension and the balconies/ terraces were removed. Given the size and scale of the building and the overall size of the plot, the rear extension would not be prominent or out of keeping and would not be considered harmful. The rear extensions would project 3 m beyond the rear wall of the attached adjoining property and has a height of 3 m above ground level, in accordance with SPG5 and draft SPD2. The depth of the rear extension then steps out to 3.5 m at distance of approximately 2.5 m from the boundary, mitigating the potential impact of the additional depth of extension in line with SPD2. The re-constructed single storey rear extension does not project beyond the rear wall of the existing extension adjacent to the boundary with the non-attached property, No.105, and the height of the proposed extension is lower than the existing. As such, the impact of the proposed extension is less than that of the existing extension.

- 1.5 The rear boundary of the site adjoins the Willesden Green Conservation Area. However, the site is not within the conservation area. The proposed extensions, both separately and cumulative, are in keeping with the character and appearance of the property and surrounding area and do not result in harm to the adjacent conservation area. The proposed alterations are therefore in compliance with policy DMP1 and DMP7.
- 1.6 A number of representations have made reference to the conversion altering the character and appearance of the surrounding area. They are concerned that the conversion would be out of keeping and would cause harm to the character and appearance of the surrounding area. As discussed above, the proposed extensions and alterations are considered to be in keeping with the character of the house and the area, and are not considered to be detrimental to the character of the conservation area.
- 1.7 Concern was also raised regarding the separation of the garden and this was amended with the recent change in design. The proposed fences that would separate each garden and from the communal area would step down so would not create an imposing area. The gardens along with the proposed conversion would therefore preserve the character and appearance of the site and surrounding area.

Living conditions of surrounding occupiers

- 1.8 The proposed extensions and alterations to the roof are situated over the main house. As such, they are not considered to result in an unduly detrimental impact on the light or outlook from the adjoining properties, having regard to SPG5 and draft SPD2. There are rooflights within the side roof planes. However, these are not primary windows for habitable rooms and conditions are recommended requiring these to be obscure glazed and fixed closed (or high level opening only) to ensure that the privacy of surrounding occupiers is suitably maintained.
- 1.9 As referenced above, the rear elevation was amended during the course of the application and the height and depth of the single storey addition was altered. The proposed single storey extension accords with SPG5 and draft SPD2 in relation to the attached adjoining dwelling. The proposed single storey rear extension is the same depth but slightly lower than the existing extension adjacent to the non-attached adjoining property (No. 105). The proposed extensions are a large distance from the rear boundary. As such, the proposed extensions and alterations accord with adopted guidance and are not considered to result in an unduly detrimental impact on the amenities of surrounding occupiers.
- 1.10 Objectors have specified concern regarding the impact of the converted units on the surrounding homes, in terms of the intensity of use (including noise and other disturbances, overcrowding). The proposed development would continue to result in residential dwellings within a residential area. It therefore does not introduce uses that are inappropriate to a residential area. It would increase the intensity of use of the property. However, planning policy and guidance seeks to optimise the use of properties and land providing uses are compatible with the surrounding area. The reasonable use of the flats would not have an unduly detrimental in terms of noise or other disturbances and excessive noise that may be created can be controlled through environmental health legislation.

Principle of the conversion

- 1.11 Planning Policy DMP17 states that a property with 3 bedrooms or more would be classed as a family home and places restrictions upon the size and scale of the existing unit as well as ensuring the re-provision of a family dwelling. For the conversion to be in compliance with this policy, the existing dwelling must have a footprint of above 130m². The proposed scheme must also include the re-provision of at least a 3 bedroom family property to current standards, with direct access to an adequately sized garden.
- 1.12 When the current scheme is assessed against Planning Policy DMP17, it appears to be in compliance. For instance the existing house has 7 bedrooms and has a footprint of approximately 444m² which is significantly above the 130m² as required by policy. The proposed scheme would also re-provide a 3 bedroom dwelling which would be sited on the ground and first floor with direct access to a private amenity space and access to the communal garden. The proposal complies with policy DMP17 and the principle of use is therefore considered to be acceptable.

Quality of accommodation within the proposed flats

- 1.13 The proposed conversion would create 6 new flats and these would mainly be 2 bedroom dwellings with a 3 bedroom property located on the ground and first floor. All the proposed units would just be in compliance with Gross Internal Floor Area (GIA) as required by the London Plan and Technical Housing Standards. Each unit would also have access to either a private garden or a communal amenity space that would be accessed via the side of the house.

Unit number	Number of bedrooms/ people	Required GIA	Provided GIA	In compliance?
Unit 1	3b5p	93m ²	113m ²	Yes
Unit 2	2b4p	70m ²	81m ²	Yes
Unit 3	2b3p	61m ²	70.7m ²	Yes
Unit 4	2b4p	70m ²	71m ²	Yes
Unit 5	2b3p	61m ²	61m ²	Yes
Unit 6	2b4p	70m ²	73m ²	Yes

- 1.14 The proposed layout for the flats is considered to result in a good standard of accommodation for future residents. Most habitable rooms face the front or rear and benefit from good outlook. There is a ground floor bedroom adjacent the main entrance which would have a shorter outlook. However, this is the second bedroom and there would not be a significant amount of footfall to the front door and the quality of outlook and privacy from this window is accordingly considered acceptable. The siting of this window is such that it would not result in an undue loss of privacy for adjoining occupiers.
- 1.15 All of habitable rooms to the dwellings would have access to natural light. The proposed bedrooms to the flat on the upper floor would only have rooflights but due to the sloping nature of the roof, these would be at a low level and it would be possible to look out of these openings. They are therefore comparable to windows so would not cause significant harm to the living conditions of the future occupiers. In terms of the stacking of rooms between units, most are stacked in the optimal way. However, an element of the kitchen of first floor flat 5 is above a bedroom of flat 3 and one of the bathrooms of flat 6 is above a bedroom of flat 5. As such, details of noise insulation is recommended to be secured through condition.
- 1.16 With regards to head height, more than 75% of the GIA for the upper floor flat would have a floor to ceiling height of more than 2.3m. Drawing number PD002 C also shows that a large proportion of the bedrooms would have a floor to ceiling height of above 2.3m.
- 1.17 Planning Policy DMP19 states that each new unit should provide amenity space. Ground floor flats and family dwellings should have 50m² whilst the other units should have 20m². The proposed private gardens to the rear of the site would provide between 21m² – 30m² of amenity space per unit. These connect to a communal garden (to which the other flats would also have access) and the amount of amenity space that would be provided would be significantly above the levels required by Policy DMP19. If only the communal garden area is divided by the number of flats in the whole of the building, it would equate to 49.5m² of

amenity space per unit, which is in addition to the privacy spaces proposed for the ground floor units (including the three bedroom unit).

The quality of accommodation for the proposed units is considered to be good.

Parking and highway safety

- 1.18 The site has moderate public transport accessibility (PTAL of 3). As the site does not have good access to public transport services, the higher residential car parking allowances set out in Appendix 1 of the adopted DMP would apply. The existing 7-bedroom house is therefore permitted two parking spaces and the existing provision of 3 spaces (1 garage & 2 driveway) would exceed this allowance.
- 1.19 The proposed extension and conversion of the building into 6 flats (5 x 2-bed & 1 x 3-bed) would increase the parking allowance to 6.5 spaces which is considered to be a significant increase. The proposal would retain 2 spaces within the site which is within the maximum allowance. There are two residents parking spaces directly in front of the site which can contribute towards the parking provision for the site as the street has not been identified as "heavily parked" within the Council's parking surveys.
- 1.20 To mitigate the potential for over-spill parking, the applicant proposes that two of the flats are designated as "parking permit restricted" (where future occupants are not eligible for on-street parking permits, applicable for flats 3 and 5) and the parking spaces are allocated to units 1 (the 3-bedroom unit) and 2. However, this could still result in unduly detrimental levels of on-street parking as four of the dwellings could benefit from on-street parking permits. It is accordingly recommended that four of the dwellings should be "parking permit restricted". Two of those units would be able to use the parking spaces within the frontage. On this basis, the parking provision would accord with standards and the likely level of operational need and the proposal would be considered unlikely to result in overspill parking at levels that would be detrimental to highway safety.
- 1.21 The London Plan requires each flat to have 2 secure bicycle parking spaces, giving a total requirement for 12 spaces. An area has been shown for bicycle storage but this appears small for 12 bicycles and further details have been requested via condition. It is noted that 3 of the ground floor flats have their own private amenity space to the rear which could be used to store bicycles. The overall provision is therefore acceptable.

Conclusions

- 1.22 A number of objections have been received to the proposal. However, the proposed extensions and alterations and conversion into flats accords with the Council's policies and guidance for the reasons set out above. It is accordingly recommended that planning permission is granted.

CIL DETAILS

This application is liable to pay **£18,058.26*** 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): 521 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	521	460	61	£200.00	£35.15	£15,358.93	£2,699.33

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)	282	

Total chargeable amount	£15,358.93	£2,699.33
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*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: 17/2670

To: Mr Christen
Bonnystreet Planning Limited
1 Howitt Close
Belsize Park
London
NW3 4LX

I refer to your application dated **15/06/2017** proposing the following:

Demolition of existing single storey rear extension, conversion of garage into a habitable room to include replacement of garage door with window and new entrance door, erection of a single storey side to rear extension, roof extension to also include a rear dormer window, insertion of seven rooflights and conversion of dwellinghouse into 6 self-contained flats (1x 3bed and 5x 2bed), provision for cycle parking spaces and bin stores and subdivision of rear garden space

and accompanied by plans or documents listed here:
Please see condition 2

at **107 Brondesbury Park, Brondesbury, London, NW2 5JL**

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: 05/12/2017

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:-

NPPF 2012
London Plan 2016
Housing SPG 2016
Technical housing standards 2015
LDF Core Strategy
Development Management policies 2016

- 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 and thereafter retained in accordance with the following approved drawings and documents:

AED000 A – Location plan

AED001 A – Existing ground and first floor plans

AED002 A – Existing loft and roof plans

AED003 A – Existing section A and B

AED004 A – Existing front, rear and side elevation

PD010 C – Boundary treatment

PD100 F – Proposed ground and first floor plans

PD002 E – Proposed loft and roof plans

PD002 C – Proposed section A & B

PD004 D – Proposed front, rear and side elevation

PD100 E - Car free units

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

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 4 Occupiers of the units 1, 2, 3 and 5 (as shown on drawing number PD100 E), hereby approved, or of four alternative flats within the development providing details of those flats have been submitted to and approved in writing by the Local Planning Authority, 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.

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 relevant flats, including the formal naming and number details of those flats.

The owner is required to inform any future occupant that they won't be entitled to a Residents Parking Permit or Visitors Parking Permit.

Any Parking Permit issued in error by the Council shall be surrendered should the Council request it.

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 The roof of the single storey rear extension hereby approved shall not at any time be used as a terrace or adapted so that it can be used or utilised as a terrace.

Reason: To preserve the living conditions of the adjacent properties.

- 6 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.

- 7 The off-street parking spaces within the application site shall be constructed and made available prior to first occupation of the units hereby approved and shall thereafter not be used other than for purposes ancillary to the flats hereby approved.

Reason: In the interest of highway flow and safety.

- 8 The window(s) on the first floor of the eastern elevation of the building (that provide light and outlook to a bathroom and staircase) and the rooflights within the side facing roofplanes 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).

- 9 Details of the front garden layout and details of the bicycle/ bin storage enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All detailed works shall be carried out as approved prior to the occupation of the premises.

Such details shall include:

- (i) planting of the front garden area with shrubs and/or trees;
- (ii) the retention of existing hedges and shrubs;
- (iii) provision of front garden wall or walls or other form of boundary treatment;
- (iv) car parking space for 2 cars, the defined points of access and the surfacing materials

to be used;

Any trees and shrubs planted or 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 appearance and in the interests of local amenity.

- 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 how potential noise and disturbance associated with the stacking of rooms between units will be addressed, including the stacking of the the kitchen of flat 5 above the bedroom of flat 3 and the bathroom of flat 6 above the bedroom of flat 5. The development shall be completed in accordance with the approved details.

Reason: To obtain required sound insulation and prevent noise nuisance.

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 to notify the Council's Highways and Infrastructure Service of the intention to commence works prior to commencement and include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 3 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 4 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer and constructor are strongly encouraged to pay the London Living Wage to all employees associated with the approved works.

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