

Agenda Item 03

Supplementary Information Planning Committee on 25 October, 2011

Case No.

11/2182

Location 66 Springfield Mount, London, NW9 0SB
 Description Variation of condition 4 (personal consent for use of garage as living accommodation exclusively by Mr Teden or Mrs Teden) of full planning permission 99/1724, dated 24/04/2000, for conversion of a garage into living accommodation, in order to remove the restriction on this use by specific named individuals, to enable the garage to form living accommodation in conjunction with the main dwellinghouse

Agenda Page Number: 12Comments from neighbouring occupier

A letter of support has been received from a neighbouring occupier, in which they raise the following points:

1. The garage is an attractive building that is in keeping with the surrounding area;
2. Roof space is limited and is unlikely to accommodate an additional bedroom;
3. Unreasonable to refuse this application when a number of large extensions are being built nearby. These extension are not in keeping with the environment and could accommodate 2 or 3 families;
4. Reference made within the committee report to independent accommodation resulting in intensification of use within the site is incorrect;
5. If the building is converted back into a garage, it could be used as a workshop by a car mechanic.

Points 1 to 4 have been addressed within the main committee report. In response to point 5, the change of use of the garage into a car repair workshop would require the benefit of planning permission.

Recommendation: Remains Refusal.

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Agenda Item 04

Supplementary Information Planning Committee on 25 October, 2011

Case No.

11/1835

Location 14 Creighton Road, London, NW6 6ED
 Description Creation of basement beneath existing dwellinghouse with associated light well to front and rear

Agenda Page Number: 19

The Council's Senior Planning Lawyer has commented that in terms of condition 5 (arboricultural report) an additional sentence needs to be added to the end of it.

"Once approved, the works set out in the method statement must be fully implemented as agreed."

A letter of support has been received from No.32 Creighton Road, which is the other property in the road that has recently received planning permission for a basement (see main body of Committee report). In addition, the applicant has submitted a statement in support of the proposal that also rebuts the objections raised to their scheme. They explain that there are specific personal needs that mean that the new basement space is essential for their family.

Recommendation: Remains approval, subject to amended Condition 5.

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Agenda Item 06

Supplementary Information Planning Committee on 25 October, 2011

Case No. 11/2048

Location Land next to 14 Juniper Close, Juniper Close, Wembley
Description Erection of 4 three bedroom family dwellings with associated landscaping and car parking

Agenda Page Number: 37

Landscape/Tree comments

The proposed development will result in the removal of three individual and one small group of trees, all of which have been assessed as being of low quality and value or in a poor condition. As part of the development a number of new native and specimen trees are proposed, alongside hornbeam hedging, shrub planting and climbing plants. This is a continuation of the landscape strategy approved for the earlier phase of 14 houses approved earlier this year. Similar tree protection measures to those already approved for the earlier phase are also approved for this current proposal.

The tree protection measures and landscaping scheme are considered acceptable.

Correction

The report states that amended plans have been sought. This is an error and is actually a section from the committee report on the earlier phase that was unfortunately left in this current report. The current proposal has had the benefit of a detailed pre-application consultation with Council officer's prior to submission and no amendments were required to the planning application.

Recommendation:

Approve.

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Agenda Item 08

Supplementary Information Planning Committee on 25 October, 2011

Case No. 11/2127

Location Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ
Description 3-storey extension and alterations to Block J to provide new operating theatres and associated plant room. Work includes building an undecroft over existing parking area.

Agenda Page Number: 59-68

Additional condition:

The following planning condition should be attached to the final decision notice:

Prior to its installation details of any air conditioning, ventilation, extraction systems and all other mechanical plant including particulars of noise levels shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: To safeguard the amenities of the adjoining occupiers.

Sustainability

The applicants have submitted details which demonstrate that the development will achieve a score of 39.5% on the Council's sustainability checklist. This falls below the minimum of 50% required by SPG19. Further measures to ensure the minimum score is achieved together with other sustainability requirements including the submission of an Energy Statement demonstrating that the carbon reduction target of 25% will be met, will be secured through the S106 legal agreement.

Recommendation: Remains approval subject to S106 Agreement

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Agenda Item 09

Supplementary Information Planning Committee on 25 October, 2011

Case No.

11/2118

Location	218 Preston Road, Wembley, HA9 8PB
Description	Proposed change of use from Use Class A1 (retail) to Use Class A5 (hot food take-away), installation of new shop front, erection of 2-storey rear extension with external staircase, installation of extract duct to rear elevation and x2 floor mounted air compressors units at the rear.

Agenda Page Number: 69

Additional consultation response

Clr Hossain has been contacted by the proprietor of 'Chicken & Pizza' and various other business people who are concerned about the opening of another takeaway in Preston Road. They feel that there is already sufficient food outlets in the road.

Policy SH7 of the UDP limits the number of non retail uses in any of the Borough's defined primary frontages to 35% (or 50% where there is a high vacancy rate). As stated in the committee report the 35% threshold has already been breached with 42.6% of units in the Preston Road primary frontage now in non retail use. However an inspector has already approved a non retail use for this particular unit in a decision earlier this year allowing a restaurant use. The reasoning behind the inspector's decision is set out in the remarks section of the committee report.

Recommendation:

Approve.

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