

**Committee Report
Planning Committee on 18 January,
2012**

**Item No.
Case No.**

**05
11/2857**



Planning Committee Map

Site address: Barham Park Estate, Wembley, HA0 2NE

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This map is indicative only.

RECEIVED: 3 November, 2011

WARD: Sudbury

PLANNING AREA: Wembley Consultative Forum

LOCATION: Barham Park Estate, Wembley, HA0 2NE

PROPOSAL: Variation of condition 3 (development to be carried out in accordance with approved plans and documents) to allow minor-material amendments comprising:

- amendments to the entrance of the ground floor retail unit (Phase 1B)
- amendments to the shopfront openings/windows (Phase 1B)
- amendments to the internal layout (Phase 1B)

of planning permission **09/2350**; dated 17/03/10 for *Hybrid planning application for the demolition and redevelopment of the entire Barham Park Estate, comprising: Full planning permission for the erection of 1 part four-/part five-storey block and 2 part six-/part eight-storey blocks, comprising in total 119 residential units, 422m² of (Use Class A1/A2) floorspace and a 121m² community facility (Use D1), with associated parking, landscaping, amenity space and including the diversion of the public footpath connecting Central Road and railway footbridge; and Outline planning permission for the erection of a further 216 residential units (matters to be approved: land use, quantum of development and means of access, with layout, scale, appearance and landscaping reserved) and subject to a Deed of Agreement dated 17th March 2010 under Section 106 of the Town and Country Planning Act 1990, as amended*

APPLICANT: Notting Hill Housing Trust

CONTACT: PRP Planning

PLAN NO'S:

Refer to condition 3 for all approved plans and/or documents

RECOMMENDATION

That condition 3 of planning permission 09/2350 be varied as proposed and a new permission issued.

EXISTING

Planning permission 09/2350 was reported to Planning Committee on 3 February 2010, and permission subsequently issued on 23 March 2010, with the following description of development;

Hybrid planning application for the demolition and redevelopment of the entire Barham Park Estate, comprising: Full planning permission for the erection of 1 part four-/part five-storey block and 2 part six-/part eight-storey blocks, comprising in total 119 residential units, 422m² of (Use Class A1/A2) floorspace and a 121m² community facility (Use D1), with associated parking, landscaping, amenity space and including the diversion of the public footpath connecting Central Road and railway footbridge; and Outline planning permission for the erection of a further 216 residential units (matters to be approved: land use, quantum of development and means of access,

with layout, scale, appearance and landscaping reserved)and subject to a Deed of Agreement dated 17th March 2010 under Section 106 of the Town and Country Planning Act 1990, as amended.

Reserved matters relating to layout, scale, appearance and landscaping, pursuant to Condition 2 of outline planning permission 09/2350 for the erection of 216 residential units in phases 2 & 3 were approved under planning permission 10/2898.

A number of details pursuant applications have been submitted and approved, these discharge various pre-commencement conditions relating to Phase 1A and Phase 1B of the estate regeneration.

A non-material amendment was granted permission in December 2011 (ref; 11/2854) this is to (i) alter some window and door locations in Phases 1A & 1B (ii) make alterations to the louvre locations and openings in Phases 1A & 1B, and (iii) make minor changes to the internal layout arrangements.

PROPOSAL

It is proposed to make minor material amendments to the original scheme as approved. The changes proposed relate to Phase 1B only, this is the block fronting Harrow Road. Changes to the entrance/openings to the ground floor retail unit are proposed, these changes entail the following works;

1. Amendments to the entrance to the retail unit. The entrance at the southern most end of this block was originally approved recessed, with a entrance lobby. This recessed element allowed for the upper floors to overhang, forming an integral design feature. The proposed material amendment would see the entrance lobby removed and the entrance doors moved slightly futher forward. The overhang feature is still retained even with the said changes.
2. Amendments to the shopfront and window openings are proposed to suit tenant requirements.
3. Removal of internal bin store.

All the changes proposed are to accommodate the requirements of a prospective tenant of the retail unit who has identified that these changes are necessary to improve their operations within the store.

HISTORY

09/2350 - Granted

Hybrid planning application for the demolition and redevelopment of the entire Barham Park Estate, comprising: Full planning permission for the erection of 1 part four-/part five-storey block and 2 part six-/part eight-storey blocks, comprising in total 119 residential units, 422m² of (Use Class A1/A2) floorspace and a 121m² community facility (Use D1), with associated parking, landscaping, amenity space and including the diversion of the public footpath connecting Central Road and railway footbridge; and Outline planning permission for the erection of a further 216 residential units (matters to be approved: land use, quantum of development and means of access, with layout, scale, appearance and landscaping reserved)and subject to a Deed of Agreement dated 17th March 2010 under Section 106 of the Town and Country Planning Act 1990, as amended.

10/1211 - Granted 15/07/10

Details pursuant to condition 11(Construction environmental management plan), 14 (site waste management plan) 21 (Air quality assessment) 23 (satellite tv deatils) and 24 (phasing plan) of full planning permission reference 09/2350 dated 23/03/2010.

10/2368 - Granted 13/07/10

Details pursuant to condition 7a and 7b in part only (soil remediation), 10a and 10b (external materials) and condition 15 (surface water drainage) of hybrid planning permission reference 09/2350 dated 23/03/2010.

10/2898 - Granted 04/02/11

Approval of reserved matters relating to layout, scale, appearance and landscaping, pursuant to Condition 2 of outline planning permission 09/2350 dated 17/03/10 for erection of 216 residential units (related to phases 2 & 3).

11/0467 - Granted 06/04/11

Details pursuant to condition 18 in part only (lighting details for Phase 1A & 1B) and 25 (road geometry) of the hybrid planning permission (LPA Ref: 09/2350).

11/1376 - Currently undetermined

Details pursuant to condition 10c (external materials) and 19a and 19b (site wide infrastructure, layout, surface water drainage, refuse, recycling and cycle parking) of full application reference 09/2350 dated 23/03/2010.

11/1920 - Granted 28/09/11

Details pursuant in part to condition 22a and 22b (acoustic details), of full planning application reference 09/2350 dated 23 March 2010.

11/2854 - Granted 08/12/11

Non-material amendment;

To make amendments to the elevations of Phases 1A and 1B including alterations to window and door locations and design, alterations to louvre locations and design and minor changes to the internal arrangement.

of planning permission **09/2350**;

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

The development plan for the purposes of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies are considered to be the most pertinent to the application.

Built Environment

- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
- TRN34 servicing in new development

LDF Brent Core Strategy 2010

Policies CP5, CP6, and CP17.

Brent Supplementary Planning Guidance

SPG 17 "Design Guide for New Development" Adopted October 2001

Provides comprehensive and detailed design guidance for new development within the borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

National

Greater flexibility for planning permissions Guidance, Department for Communities and Local Government, November 2009.

CONSULTATION

Given the nature of the amendments being proposed it was not considered necessary to carry out any public consultation, or notify any statutory consultees in respect of the changes.

REMARKS

Key considerations

Your officers consider the following to be the key planning issues:

- (a) whether the proposed amendments would cause harm to the amenity of neighbouring residents
- (b) whether the proposed amendments would harm the visual amenities of the area
- (c) whether the proposed amendments would be detrimental to the design quality

Background

This application is for some minor material amendments. Recent changes to Government policy recognises that some things matter more than others; since 2009 applicants have been able to submit applications for amendments "whose scale and nature results in a development which is not substantially different from the one which has been approved." (CLG, 2009).

It is against this background that a variation of Condition 3 of planning permission 09/2350 is sought, these changes would result in some minor material amendments to the originally approved scheme.

Amenity of neighbouring residents

The changes affect the retail unit only and no residential units will be affected by the minor changes to the shop entrance and shopfront openings.

In this respect the proposed changes are considered acceptable.

Visual amenities of the area

The minor amendments to the entrance lobby associated with the retail unit would not materially weaken the design approach as the overhang feature is still retained, nor would the alterations to the shopfront openings significantly affect the visual amenities of the area.

In this respect the proposed changes are considered acceptable.

Impact on the design quality

The scheme originally approved includes a recessed entrance and lobby at the southern end of the retail unit. Central to the design of this block, particularly at its southern was an overhang feature on the upper floors. Whilst the amendments proposed would result in the loss of the entrance lobby on the ground floor there would be no impact on the overhang feature. This is an important component of the design of Phase 1B and it is to be retained.

In this respect the changes the retail entrance and the shopfront design/openings are considered acceptable.

Change to bin store

A dedicated bin store was originally approved on the ground floor, for the sole use of the occupants of this retail space. The future tenants propose to remove this, their waste and recycling will be compacted 'in house' and brought up to the retail delivery zone, for removal by delivery vehicles. This will improve their operation on site.

In this respect the proposed changes are considered acceptable.

Conditions and s106

The conditions attached to the original decision notice are repeated, although the standard time condition is amended to reflect the original decision date and where further details have already been approved, these are included in the conditions. All pre-commencement conditions which relate to Phase 1A and Phase 1B have been discharged. A number of other pre-commencement conditions have not yet been discharged but these relate to Phases 2 and 3, for which a material start has not been made.

The works that are progressing on site relate only to Phase 1A and Phase 1B.

There is an outstanding details pursuant application (ref; 11/1376) which relates to Conditions 10(c), 19a and 19(b), this is still being considered and Officers have been in dialogue with the developers/applicants with regard to this. Officers anticipate that this can be concluded swiftly.

The original section 106 legal agreement contains provision for 'Varied Planning Permissions' to include any planning permission issued pursuant to an application to vary or further vary any of the conditions in the 'Planning Permission' (in this instance the 'Planning Permission' refers to 09/2350 dated 23/03/2010).

Conclusion

The changes proposed are not considered to significantly change the approved scheme, but are necessary to accommodate the operational requirements of a prospective tenant of the retail space. Your officers recommend the minor material amendment be approved.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Central Government Guidance
Council's Supplementary Planning Guidance
LDF Core Strategy 2010

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Housing: in terms of protecting residential amenities and guiding new development

Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

Design and Regeneration: in terms of guiding new development and Extensions

CONDITIONS/REASONS:

- (1) In the case of the 'reserved matters' approved under planning permission 10/2898, the development to which this permission relates must be begun not later than whichever is the later of the following dates:-
- (i) the expiration of three years from the date of the planning permission, which is 23/03/10 ; or
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990.

The relevant parts of the development as approved (excluding Phase 1A, Block A, B and Phase 1B, Block G, H) shall be carried out fully in accordance with the Reserved Matters details approved under planning permission 10/2898, in accordance with the following plans/documents;

AA1896/2.1/01,revA (1:1250)	AA1896/2.1/061,revB (1:200)
A6212/2.1/05 (1:500)	AA1896/2.1/062,revC (1:200)
AA1896/2.1/006, revC (1:500)	AA1896/2.1/070,revA (1:200)
AA1896/2.1/014,revB	AA1896/2.1/071,revB (1:200)
AA1896/2.1/016,revA (1:200)	AA1896/2.1/072,revC (1:200)
AA1896/2.1/017,revA (1:200)	AA1896/2.1/080,revD (1:200)
AA1896/2.1/018 (1:100)	AA1896/2.1/081,revC (1:200)
AA1896/2.1/019 (1:100)	AA1896/2.1/082,revC (1:200)
AA1896/2.1/020,RevA (1:200)	AA1896/2.1/083,revB (1:200)
AA1896/2.1/021,revB (1:200)	AA1896/2.1/084,revC (1:200)
AA1896/2.1/022,revB (1:200)	AA1896/2.1/090,revA (1:200)
AA1896/2.1/023,revB (1:200)	AA1896/2.1/091,revB (1:200)
AA1896/2.1/030,revC (1:200)	AA1896/2.1/092,revC (1:200)
AA1896/2.1/031,revC (1:200)	AA1896/2.1/100,revA (1:200)
AA1896/2.1/032,revB (1:200)	AA1896/2.1/101,revB (1:200)
AA1896/2.1/040,revC (1:200)	AA1896/2.1/102,revC (1:200)
AA1896/2.1/041,revC (1:200)	AA1896/2.1/110,revA (1:200)
AA1896/2.1/042,revD (1:200)	AA1896/2.1/111,revB (1:200)
AA1896/2.1/050,revB (1:200)	AA1896/2.1/112,revB (1:200)
AA1896/2.1/051,revB (1:200)	
AA1896/2.1/052,revC (1:200)	
AA1896/2.1/060,revA (1:200)	

PRP, Planning Statement Addendum, Nov 2010

PRP, Overshadowing Assessment with Addendum, Nov 2010

PRP, Phases 2 & 3 Design & Access Statement, Jan 2011 version

PRP, Energy Strategy, Nov 2009

PRP, Environment & Sustainability Statement, May 2010

PRP, Code for Sustainable Homes Pre-Assessment Level 4, Nov 2010

Brand Leonard, Geotechnical & Geoenvironmental Report No. 35091/01 (June 2006) Incorporating Contamination Assessment & Drg No. 10353/5037, Nov 2010

Mayer Brown, Transport Assessment, Nov 2009
 PRP, Affordable Housing Statement, Nov 2009
 AMA, Phase 1 Habitat Survey, Sept 2009
 PRP, Tree Assessment Report, Sept 2009
 Brand Leonard, Flood Risk Assessment, Sept 2009
 Brand Leonard, Supplementary to Flood Risk Assessment, Nov 2010
 Mayer Brown, Air Quality Assessment, May 2010
 Mayer Brown, Air Quality Assessment, Sept 2006
 CgMS, Archaeological Desk Based Assessment, May 2006
 AWA, Utility Services Report, Oct 2010
 Addendum to 2009 Statement of Community Involvement, Nov 2010
 Mayer Brown, Noise & Vibration Assessment, 2006
 Drg 11018/1003P1, Street Lighting Layout (1:500)
 Drg 11018/1001P2, Proposed Road Geometry Sheet 1 of 2 (1:250)
 Drg 11018/1002P2, Proposed Road Geometry Sheet 2 of 2 (1:250)

The relevant part of the development shall in all aspects be carried out in accordance with the approved plans unless further or revised details are submitted to and approved in writing by the Local Planning Authority

Reason: In order that the Local Authority is satisfied with the details of the proposed development. And for the avoidance of doubt and in the interests of proper planning.

NOTE - Other conditions may provide further information concerning details required.
(2)

(3) The development hereby permitted shall be carried out in accordance with the following approved drawings and/or documents:

Application 09/2350

A6212/2.1/01 (1:1250)	A6212/2.1/22, revA (1:200)
A6212/2.1/02 (1:500)	A6212/2.1/27, revE (1:200)
A6212/2.1/03 (1:500)	A6212/2.1/28, revE (1:200)
A6212/2.1/05 (1:500)	A6212/2.1/30, revB (1:200)
A6212/2.1/06, revA (1:500)	A6212/2.1/40, revA (1:200)
A6212/2.1/07 (1:500)	A6212/2.1/41, revC (1:200)
A6212/2.1/08 (1:500)	A6212/2.1/42, revC (1:200)
A6212/2.1/10, revB (1:500)	A6212/2.1/43, revC (1:200)
A6212/2.1/20, revC (1:250)	A6212/2.1/44, revA (1:200)
A6212/2.1/21, revA (1:200)	A6212/2.1/47, revE (1:200)
	A6212/2.1/48, revE (1:200)
	A6212/2.1/50, revA (1:200)
	A6212/2.3/300, revB (1:10000)

PRP, Design & Access Statement, Nov 2009
 Mayer Brown, Noise & Vibration Assessment, Sep 2006
 Mayer Brown, Transport Assessment, Nov 2009
 Brand Leonard, Flood Risk Assessment, Sep 2009, RevA, Nov 2009
 PRP, Tree Assessment Report, Sep 2009
 PRP, Overshadowing Assessment, Nov 2009
 PRP, Energy Strategy, Nov 2009
 PRP, Environmental & Sustainability Strategy, Nov 2009
 PRP, Code for Sustainable Homes pre-assessment, Nov 2009
 PRP, BREEAM Retail Pre-Assessment, Nov 2009
 PRP, BREEAM for Offices Pre-Assessment, Nov 2009
 Brand Leonard, Land Contamination Assessment, Nov 2009

Mayer Brown, Air Quality Assessment, Sep 2006
Barham Park Estate Option Appraisal Report, Aug 2003
Statement of Community Involvement, Nov 2009
CgMs, Archeological Desk Based Assessment, May 2006
AWA, Existing & Proposed Utility Services Report, Nov 2009
AMA, Phase 1 Habitat Survey

Application 11/2857

A6212/2.1/21, revC (1:200)
A6212/2.1/27, revF (1:200)
A6212/2.1/28, revF (1:200)
A6212/2.1/41, revF (1:200)
A6212/2.1/47, revG (1:200)
A6212/2.1/48, revF (1:200)

unless further or revised details are submitted to and approved in writing by the Local Planning Authority

Reason: To ensure a satisfactory development.

- (4) The relevant phases of the development hereby approved shall not be occupied until all parking spaces, turning areas, loading bays, access roads and footways to be constructed (and associated with that phase of development) have been permanently marked out.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety within the site and along the neighbouring highway.

- (5) The loading area(s) indicated on the approved plan(s) shall be maintained free from obstruction and not used for storage purposes (whether temporary or permanent) unless prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure that vehicles waiting or being loaded or unloaded are parked in loading areas so as not to interfere with the free passage of vehicles or pedestrians within the site and along the public highway.

- (6) Activities within the Use Class B1(a)/D1 floorspace within Phase 1B shall only be permitted between 0800 - 2230 hours Sundays to Thursdays and 0800 - 2300 hours Fridays and Saturdays, with the premises cleared within 30 minutes after these times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (7) For Phase 1A and Phase 1B soil remediation works shall be carried out in accordance with the details approved under planning permission 10/2368, fully in accordance with the following documents unless further or revised details are submitted to and approved in writing by the Local Planning Authority ;

Site location plan, Drg A6212/2.1/01 (1:1250)
Drg 10353/5059, dated 8 Sept 2010 (1:700)
Remediation Layout Sheet 1 of 3, drg 10353/1A/1015 (1:100)
Remediation Layout Sheet 2 of 3, drg 10353/1A/1016 (1:100)
Remediation Layout Sheet 3 of 3, drg 10353/1A/1017 (1:100)
Remediation Layout, drg 10353/1B/2015

- a. Phase 1A of the development shall not be occupied until a satisfactory verification report has been provided to the local planning authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use.
- b. Phase 1B of the development shall not be occupied until a satisfactory verification report has been provided to the local planning authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use.

For Phase 2 and Phase 3 soil remediation shall be carried out in accordance with a scheme that shall be submitted to the local planning authority for approval;

- c. Phase 2 of the development shall not be occupied until a satisfactory verification report has been provided to the local planning authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use.
- d. Phase 3 of the development shall not be occupied until a satisfactory verification report has been provided to the local planning authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004.

- (8) The applicant shall design all residential premises in accordance with BS8233:1999 'Sound Insulation and Noise Reduction for Buildings-Code of Practice' to attain the following internal noise levels as a minimum:

<i>Criterion</i>	<i>Typical situations</i>	<i>Design range $L_{Aeq, T}$</i>
Reasonable resting 07:00 – 23:00) conditions	Living rooms	30 – 40 dB (day: T =16 hours
Reasonable sleeping 23:00 – 07:00) conditions	Bedrooms	30 – 35 dB (night: T = 8 hours L_{Amax} 45 dB (night 23:00 – 07:00)

If the above internal noise levels are not achieved then further works, in accordance with details specified by the Local Planning Authority, shall be carried out in order to achieve such levels.

Reason: To safeguard the amenity of future occupants of the development

- (9) The Use Class B1(a)/D1 floorspace within Phase 1B hereby approved shall be used exclusively for the purpose(s) specified in the application hereby approved and for no other purpose (including any other purpose in Use Class B1(a)/D1 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To prevent a number of uses becoming established on the site and to ensure that the standards applied to the consideration of the approved development are maintained in connection with the completed development so approved.

- (10) Prior to the occupation of the proposed retail space within Phase 1B a Service Area and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority and the approved plan shall be fully implemented, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

Reason ; In the interests of highway safety

- (11) Phase 1A and 1B shall be carried out in the following materials and in accordance with the approved details, as approved by planning permission 10/2368, unless further or revised details are submitted to and approved in writing by the Local Planning Authority :

Brick Samples;

Sevenoaks Yellow multi lbstock brick sample
Barham blend which provides a variety in tones
Grenoble metallic brick

External cladding terracotta samples;

Phase 1A tones – dark grey, matt white, middle grey and bright grey
Phase 1B tones – cream, bright red, dark red and brick red.

Site location plan, Drg A6212/2.1/01 (1:1250)

Drg 10353/5059, dated 8 Sept 2010 (1:700)

Remediation Layout Sheet 1 of 3, drg 10353/1A/1015 (1:100)

Remediation Layout Sheet 2 of 3, drg 10353/1A/1016 (1:100)

Remediation Layout Sheet 3 of 3, drg 10353/1A/1017 (1:100)

Remediation Layout, drg 10353/1B/2015

Janex windows (as confirmed by email dated 4 July 2011)

- a. Phase 2 of the development as hereby permitted shall not commence (save for demolition) until samples of the external materials and finishes to be used for all external surfaces of the buildings (including but not limited to roofs, elevation treatment, glazing and balconies) have been submitted to and approved in writing by the Local Planning Authority. The relevant part of the development shall in all aspects be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.
- b. Phase 3 of the development as hereby permitted shall not commence (save for demolition) until samples of the external materials and finishes to be used for all external surfaces of the buildings (including but not limited to roofs, elevation treatment, glazing and balconies) have been submitted to and approved in writing by the Local Planning Authority. The relevant part of the development shall in all aspects be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order that the Local Authority is satisfied with the details of the proposed development.

- (12) The development shall be carried out fully in accordance with the Construction Management Plan submitted to and approved in writing by the Local Planning Authority under planning application 10/1211. Thereafter the different phases of the development shall be implemented in accordance with the approved plan, unless

further or revised details are submitted to and approved in writing by the Local Planning Authority :

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

- (13) The remainder of the undeveloped land within the curtilage of the site, within the relevant parts of the development hereby permitted (excluding Phase 1A Block A, B and Phase 1B Block G, H) shall be suitably treated with hard and soft landscaping, including trees/shrubs/grass (including species, plant sizes and planting densities), in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on the site; such landscaping work shall be completed prior to occupation of the building(s) within these phases, or within six weeks of the commencement of the next planting season, if the commencement of construction of the development takes place outside the planting season, in accordance with a program to be first agreed in writing by the local planning authority. The approved maintenance arrangement shall be fully implemented.

Such a landscaping scheme shall also indicate:-

- (a) full details of the construction of the podium deck between blocks UP and WN
- (b) full details of the proposed play space including equipment, surfacing, boundary treatments and planting
- (c) all existing and proposed levels throughout the site
- (d) other appropriate matters within the context of a landscaping scheme, such as details of signboards, seating, footways and other paved pedestrian areas.
- (e) full details of the proposed arrangements for maintenance of the landscaping for the first 5 years
- (f) full details of the proposed boundary treatments and fencing within the site and around the perimeter of the site. indicating materials and heights
- (g) details of screen planting along and surrounding proposed car parking areas
- (h) areas of hard landscape works and proposed materials
- (i) full details of replacement trees and tree protection measures to be carried in accordance with BS 5837:2005 for any existing trees to be retained within the relevant parts of the development during construction.

Any planting that is part of the approved scheme that, within a period of five years after planting, is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season 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 standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

- (14) a. Prior to first occupation of Block AB in Phase 1A of the development the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in the noise affected dwellings closest to the railway land.
- b. Prior to first occupation of Block GH in Phase 1B of the development the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in the noise affected dwellings closest to Harrow Road.

- c. Prior to first occupation of Blocks C, D, E in Phase 2 of the development the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in the noise affected dwellings closest to the railway land.
- d. Prior to first occupation of Block F in Phase 3 of the development the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in the noise affected dwellings closest to the railway land

Reason; to verify that the internal noise levels specified can be met and safeguard the amenity of future occupants of the development.

- (15) The development shall be carried out fully in accordance with the Site Waste Management Plan approved under planning permission 10/1211, unless further or revised details are submitted to and approved in writing by the Local Planning Authority

Reason; to ensure that waste generated by the development is minimised.

- (16) The surface water drainage scheme for the site, shall be carried out fully in accordance with the details approved under planning permission 10/2368, unless further or revised details are submitted to and approved in writing by the Local Planning Authority

Reason; to prevent flooding by ensuring satisfactory storage and disposal of surface water from the site

- (17) Further details of secure cycle parking spaces for the relevant parts of the development hereby approved (excluding Phase 1A, Block A, B and Phase 1B, Block G, H) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory facilities for cyclists.

- (18) (a) In relation to Phase 1A Phase 1B the lighting details shall be implemented fully in accordance with the following plans/documents and details approved under planning permission 11/0467;

Drg A6212/2.1/01 (1:1250)

Drg 10353/1A/1032C1 (1:200)

Drg 10353/1B/2028C1 (1:200)

Drg 10353/2027 (1:500)

Drg 11018/1001P2 (1:250)

Drg 11018/1002P2 (1:250)

unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

(b) Phase 2 of the development hereby permitted shall not be occupied until further details of lighting, have been submitted to and approved in writing by the Local Planning Authority, such details to include details of lighting to all;

(a) roads; and

- (b) footpaths;
- (c) open spaces

(c) Phase 3 of the development hereby permitted shall not be occupied until further details of lighting, have been submitted to and approved in writing by the Local Planning Authority, such details to include details of lighting to all;

- (a) roads; and
- (b) footpaths;
- (c) open spaces

The approved details shall be fully implemented.

Reason: In the interests of safety, amenity and convenience.

- (19) (a) Phase 2 of the development hereby permitted shall not be commenced on site until details of the following have been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority:

- i) infrastructure, including any roads, parking spaces, servicing areas, footpaths, street furniture, including visitor cycle-parking spaces and planters;
- ii) foul and surface water drainage;
- iii) footpath layout, connections and traffic-management measures, including all surface treatments;
- iv) the internal layout of buildings and layout and detailed design of roof terraces or other areas of external space, including internal circulation areas, refuse-storage areas, cycle-storage areas, any plant room, any other internal area and any areas of external space.

The approved details shall be implemented in full.

(b) Phase 3 of the development hereby permitted shall not be commenced on site until details of the following have been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority:

- i) infrastructure, including any roads, parking spaces, servicing areas, footpaths, street furniture, including visitor cycle-parking spaces and planters;
- ii) foul and surface water drainage;
- iii) footpath layout, connections and traffic-management measures, including all surface treatments;
- iv) the internal layout of buildings and layout and detailed design of roof terraces or other areas of external space, including internal circulation areas, refuse-storage areas, cycle-storage areas, any plant room, any other internal area and any areas of external space.

The approved details shall be implemented in full.

Reason: In order to ensure a satisfactory development.

- (20) Prior to commencement of use of the approved Use Class A1 floorspace further details of air conditioning, ventilation and flue extraction systems, that may be required including particulars of noise levels shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the use on site. The approved details shall thereafter be fully implemented in accordance with such details unless further or revised details are submitted to and approved in writing by

the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining residential occupiers.

- (21) The development (save for demolition) shall be carried out fully in accordance with the air quality impact assessment approved under planning permission 10/1211. All mitigation measures set out within this approved document shall be implemented in full, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard future and current residents from poor air quality

- (22) a. Prior to first occupation of Block AB in Phase 1A the additional acoustic glazing and the acoustic ventilation measures that were approved under planning permission 11/1920 shall be fully implemented, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.
- b. Prior to first occupation of Block GH in Phase 1B the additional acoustic glazing and the acoustic ventilation measures that were approved under planning permission 11/1920 shall be fully implemented, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.
- c. Prior to first occupation of Blocks C, D, E in Phase 2 of the development the applicant shall provide a schedule indicating which dwellings will be subject to additional acoustic glazing and the acoustic ventilation or verify that all dwellings will be subject to these measures (meeting BS EN ISO 140-3 and indices derived in accordance with BS EN ISO 717-1 as a minimum).
- d. Prior to first occupation of Block F in Phase 3 of the development the applicant shall provide a schedule indicating which dwellings will be subject to additional acoustic glazing and the acoustic ventilation or verify that all dwellings will be subject to these measures (meeting BS EN ISO 140-3 and indices derived in accordance with BS EN ISO 717-1 as a minimum).

Reason; to safeguard the amenity of future occupants of the development

- (23) The communal television system/satellite dish system shall be implemented and thereafter maintained fully in accordance with the details approved under planning permission 10/1211, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

- (24) The phased development shall be carried out fully in accordance with the detailed phasing plan approved under planning permission 10/1211, unless further or revised details are submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the development is correctly phased in the interests of the proper planning of the area.

- (25) Speed tables or speed cushions along Saunderton Road shall be provided fully in accordance with the details approved under planning permission 11/0467, and the road shall be constructed fully in accordance with such details, unless further or revised details are submitted to and approved in writing by the Local Planning

Authority

Reason: To ensure a satisfactory design in the interests of the free-flow of traffic and the conditions of general safety along the highway.

INFORMATIVES:

- (1) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or surface water sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water, Developer Services will be required. They can be contacted on 08454 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- (2) Network Rail requests that at least 6 weeks prior to commencement of works on site the Outside Parties Engineer must be contacted. Contact details are; Territory Outside Party Engineer, Network Rail (London North Western), 11th Floor, The Mail Box, 100 Wharfside Street, Birmingham, B1 1RT.

The applicant/developer should contact Network Rail in relation to this and other matters they wish to be taken into consideration during the construction phases.
- (3) Prior consent may be required under the Town and Country Planning (Control of Advertisements) Regulations 1990 for the erection or alteration of any
 - (a) illuminated fascia signs
 - (b) projecting box signs
 - (c) advertising signs
 - (d) hoardings
- (4) In relation to condition 7 the applicant is advised that the quality of imported soil shall be verified through *in-situ* soil sampling and analysis, at a minimum ratio of 1 sample per every 50 cubic metres. All structures associated with fuel storage and retail shall be removed from site and this work must be validated to ensure that no residual hydrocarbons remain on site at levels above agreed concentrations.
- (5) The applicant is reminded that this decision should be read in conjunction with non-material minor amendment planning permission 11/2854.

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227