

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

21 August, 2019
04
19/1350

SITE INFORMATION

RECEIVED	10 April, 2019
WARD	Queensbury
PLANNING AREA	
LOCATION	The Willows, 136 Honeypot Lane, London, NW9 9QA
PROPOSAL	Demolition of existing care home building (Class C2) and re-development of site comprising the erection of a six-storey building to provide 61 one-bedroom self-contained flats with an element of extra care (Class C3(b)), and associated shared facilities at ground floor level. Provision of associated private amenity space, external landscaped communal courtyard, refuse and cycle and mobility scooter storage. Retention of five car parking spaces to north of site, and re-location of sub-station internally to the north elevation.
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_144813</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 "19/1350" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to the following conditions and informatives to secure the following matters:

Conditions

1. Time limit for commencement (3 years)
2. Approved Plans
3. External material samples to be submitted
4. Ground floor screening between private gardens and communal courtyard to be provided and details submitted
5. Photovoltaic Panels details to be submitted
6. At least 10% wheelchair accessible units to be secured
7. C3 to C4 permitted development rights to be revoked
8. All flats to remain as C3b accommodation
9. Affordable Housing Provision and nominations agreement to be secured
10. Construction logistics plan to be submitted
11. Parking, bicycle stores and bin stores to be provided pre-occupation
12. Parking management plan to be submitted
13. Arboricultural method and tree protection measures to be secured
14. Landscaping detailed plans to be submitted
15. Noise assessment measures to be secured
16. Plant noise levels to be tested
17. Scheme of sound insulation measures to be secured (including internal sub-station)
18. Non-road mobile machinery (NRMN) emissions limited
19. Air Quality report measures to be secured
20. Details of domestic boilers secured
21. Contaminated land studies to be undertaken and remediation if necessary
22. Ecology report measures to be secured
23. FRA and Drainage/SUDS report measures to be secured
24. Water consumption to be limited in line with policy
25. Energy Strategy measures to be secured
26. Carbon offsetting contribution to be paid through agreement
27. Noise, vibration impacts from sub-station to be submitted

Informatives

- CIL liability
- Party wall information

- Building near boundary information
 - Notify highways service of intent to commence works
 - Guidance notes from Thames Water
 - Fire safety advisory note
 - London Living Wage
 - Any other informative(s) considered necessary by the Head of Planning
1. 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.
 2. 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.

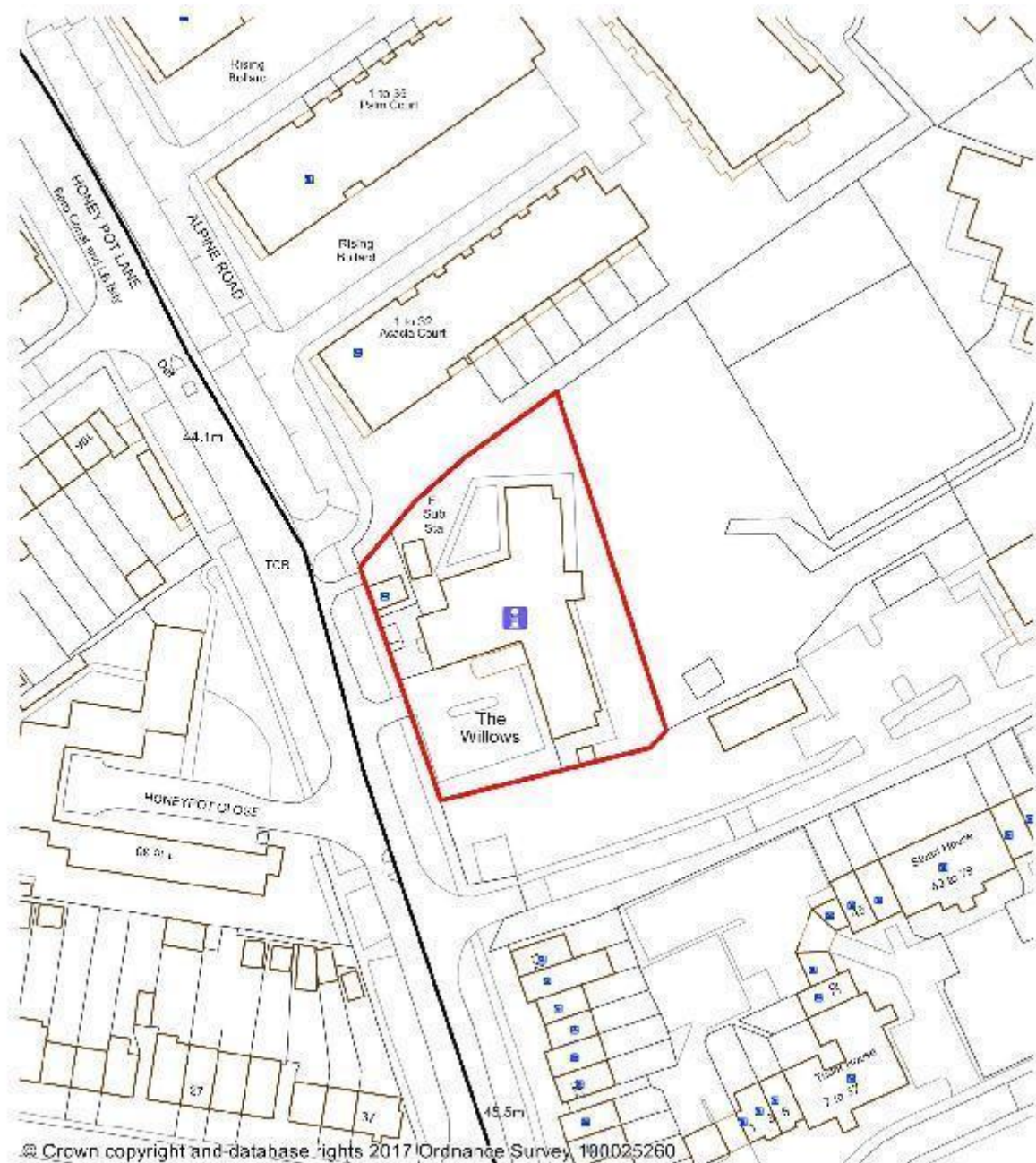
SITE MAP



Planning Committee Map

Site address: The Willows, 136 Honeypot Lane, London, NW9 9QA

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This map is indicative only.

PROPOSAL IN DETAIL

The proposals would involve the demolition of the existing two-storey care home and replace with a six-storey building to provide 61 self-contained flats with supported care facilities (Class C3b), and the provision of communal spaces at ground floor level.

The 61 flats would all be 1-bed, 2 person units, which would either be between 54-61 sqm and 63-71 sqm, with the larger flats being Part M4 Category 3 compliant for wheelchair users. These flats would all be self-contained, with bedrooms served by en-suite bathrooms, and all being served by balconies of at least 5sqm. A communal lounge and dining area is provided at ground floor level, along with separate areas for buggies, a staff room, refuse store and a plant room. The existing sub-station is also proposed to be re-located, and would now be housed internally to the north-eastern part of the building at ground floor level

To the rear, a communal landscaped courtyard would be provided. The proposals also indicate the removal of seven trees to the rear, being either Category C or Category U, with re-planting proposed as outlined in the applicant's supporting landscaping strategy .

The provision of five parking spaces are shown, with four of these to the north of the site and accessed via the existing crossover on Honeypot Lane. An additional disabled parking space and a larger space for emergency vehicles along the Honeypot Lane elevation. Communal cycle and buggy storage, and refuse storage areas, are also provided at ground floor level close to the main entrance.

EXISTING

The application site is located on the eastern side of Honeypot Lane, measuring approximately 0.24 ha. It is currently occupied by a two-storey building, previously used as a residential care home (Class C2), which has a temporary permission to be used as emergency B&B accommodation (sui generis).

The site is set within a mainly residential area and is directly adjacent to a five-storey residential building, Acacia Court (part of the Alpine House development), to the immediate north. To the east lies an NHS Clinic separated by land that carries a Grade I Site of Importance to Nature Conservation (SINC) designation. Queensbury Station (Jubilee Line) is located about 6 minute walk away.

The site has a PTAL rating of 2. The building is not listed, and is not situated within a conservation area.

AMENDMENTS SINCE SUBMISSION

Revised drawings have been submitted which clearly show the provision of parking spaces (including one disabled bay) which meet the 2.4m x 4.8m minimum requirements, as advised by highways officers. Sufficient clearance for an HGV to access the substation to the north-eastern part of the building has also now been clearly shown.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

1. **Principle of development and provision of NAIL accommodation:** The principle of re-developing the site was established when planning permission was granted for replacing the existing care home with a new residential scheme in October 2017 (ref. 17/1829). The current proposals would provide 61 units of Class C3b accommodation, which is as a result of Brent Council's Adult Social Care and Housing departments New Accommodation for

Independent Living (NAIL) scheme to develop Extra Care and supported living accommodation in order to provide alternatives to residential and nursing care homes. Your officers consider that there is an identified need for more of this type of accommodation with the Borough, and its delivery on site would meet a key corporate objective.

2. **Affordable Housing:** All 61 units proposed will be affordable, which is a key benefit of the scheme and represents a significant uplift from the previously approved residential scheme.
3. **Design, layout and height:** The proposed development would be six storeys with a set-back top floor, which is considered acceptable in terms of its height, scale and massing given the surrounding context. It utilises good architecture with quality detailing and materials in order to maximise the site's potential whilst regulating its height to respect surrounding development.
4. **Quality of the resulting residential accommodation:** The residential accommodation proposed is of sufficiently high quality, meeting the particular needs and requirements of future occupiers. The flats would have good outlook and light. The amount of external private/communal space is slightly below our standard, but not to a significant extent and would include a high quality external courtyard which would significantly improve the enjoyment of the site for future occupiers.
5. **Mix of units and departure from development plan:** The proposals provide 100% 1-bed flats, which again is acceptable given the specific extra care needs of future occupiers. This represents a departure from the development plan as policy CP21 requires a proportion of three bedroom accommodation to be provided for schemes of this size. However, the mix is specifically chosen to meet identified housing need in the borough for this type of accommodation and therefore is considered to be acceptable.
6. **Neighbouring amenity:** There would be minimal detrimental impacts to neighbouring residential properties, as measured in accordance with BRE guidance for light and only minor breaches of the Council's SPD1 guidelines for protecting light and outlook to neighbours. The overall impact of the development is considered acceptable, particularly in view of the wider benefits of the scheme in terms of the Council's strategic objectives.
7. **Highways and transportation:** The scheme is to provide suitable provision of car and cycle parking (including buggy parking) and will encourage sustainable travel patterns, with appropriate conditions attached to ensure that the sub-station to the north of the site can be accessed easily for maintenance.
8. **Trees, landscaping and impact on adjoining SINC:** 10 trees are to be lost on site, however these are considered to be of a low overall value to visual amenity, and 20 new trees are proposed to be planted alongside a comprehensive landscaping scheme. Brent's tree and landscaping officers have reviewed the plans and welcome the landscaping proposals and, subject to their implementation, would not object to the existing tree losses. Although some of the trees removed are within the designated SINC to the east of the site, the replacement trees and planting, as well as the high quality landscaping strategy within the communal courtyard, ensure that on balance this would not be harmful when it is weighed against scale and quality of the replacement scheme.
9. **Environmental impact, sustainability and energy:** The measures outlined by the applicant achieve the required improvement on carbon savings within London Plan policy

RELEVANT SITE HISTORY

18/1359

Full Planning Permission

Granted 04/06/2018

Change of use from care home (Use Class C2) to temporary emergency accommodation providing bed and breakfast (Use Class Sui Generis) for a temporary period of 2 years.

17/2208

Demolition determination

Raise No Objection 15/06/2017

Prior approval application for demolition of the vacant Care Home (Use Class C2)

17/1829

Full Planning Permission

Granted 26/10/2017

Demolition of the existing care home building and redevelopment of the site comprising the erection of a five storey building providing 50 self-contained flats (4 studios, 11 x 1bed, 23 x 2bed and 12 x 3bed) with

associated basement level, car and cycle parking space, bin stores, amenity space and landscaping and subject to a Deed of Agreement dated 25 October 2017 under Section 106 of the Town and Country Planning Act 1990, as amended

17/1171

Demolition determination

Raise Objection 11/04/2017

Prior approval application for demolition of vacant two storey care home building

CONSULTATIONS

Press Notice: 25/05/19

Site Notice: 16/05/19

Letters: A total of 368 addresses were consulted by letter on 17/05/2019.

Eight objections have been received, from residents within Cypress and Acacia Courts, Rose Bates Drive, Ruskin Gardens, Honeypot Lane, raising the following issues:

Objection	Response
Impact of additional flats on parking within local streets, and additional traffic congestion, as a result of this development and cumulative impact of other approved developments (e.g. Morrisons Site)	See paragraph 36-38
Harm to pedestrian and highways safety, particular to children and the elderly	See paragraphs 36-46
Increased air pollution from increase in number of cars	See paragraphs 47-48
Loss of trees and impact on SINC to north of site	See paragraphs 60-69
Six storeys is too high in this location, has a detrimental impact on townscape	See paragraphs 6-11
Loss of privacy and harm to enjoyment of living conditions of occupiers in Acacia Court	See paragraphs 15-23
Over-development of site with 61 flats	The proposed development is considered to have an appropriate relationship with its context, provides a good standard of accommodation and does not unduly affect surrounding residents.

In addition, the Kingswood Centre have commented that consideration needs to be given to the privacy and wellbeing of patients within the Mental Health and Learning Disabilities Centre to the north of the site, given the proximity of the proposed development to their principal outside garden space. Consideration also needs to be given to their needs during any demolition and construction process. This is discussed in paragraphs 22-23 and 46.

Statutory/ External Consultees

Local Lead Flood Authority

No objections. The site is located entirely within Flood Zone 1 (low risk). The site is classified as 'More Vulnerable Development' in association with Table 2 of the Planning and Practice Guidance (offices). In accordance with Table 3 of the Planning and Practice Guidance, 'More Vulnerable Development' is permitted in Flood Zone 1. It is considered acceptable to discharge into the public surface water sewer located on Honeypot Lane at a maximum rate of 5l/s.

Environmental Health

Environmental health supports the application subject to a number of conditions relating to internal noise levels, construction noise and dust and air quality impact. See detailed considerations

section of report for further comments on these issues.

Tree Officer

No objections to proposed tree removal, subject to tree protection measures being implemented in line with the tree report. Some concerns with proposed species of planting to be installed but this will be controlled by condition.

Thames Water

No objections subject to informatives.

LB Harrow

No comments to make on the application.

UKPN

In addition, UK Power Networks (UKPN) have confirmed in emails received by officers that the re-location of the substation is required to satisfy their criteria, and that its location internally to the north of the site would be acceptable subject to access arrangements (see highways considerations later in the report).

Statement of Community Involvement

The applicant has set out the level of pre-consultation that was carried out, as required through the Localism Act (2011). The consultation process was based around the following methods:-

- A public consultation was held on site between 03.12.18 with a representative from LB Brent, the architects and the landscape architect. Local residents were invited by a leaflet drop and included residents and businesses on Honeypot Close, Repton Road, Cowbridge Road, Ruskin Gardens north of the junction with Repton road, the Alpine House site, the industrial site to the north-east, the NHS Kingswood Centre site and the Rose Bates Drive development. In addition, Brent and Harrow ward councillors and the Friends of Eton Grove Park were invited to attend. Concerns raised included the likely impact of on street parking and spillover on to roads off Honeypot Lane, which will be considered in more detail within later sections of the report.

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of relevance to the determination of the current application. Planning applications are required to be determined in accordance with the development plan (inclusive of all below documents) unless there are material considerations that would warrant other considerations being reasonably made.

National

National Planning Policy Framework 2018

Regional

The London Plan consolidated with alterations since 2011 (March 2016)

Local

Brent Development Management Policies 2016

DMP 1 – General Development Management Policy

DMP 9a - Managing Flood Risk

DMP 9b – On Site Water Management and Surface Water Attenuation

DMP 11 – Forming an Access on to a Road

DMP 12 – Parking

DMP 13 – Movement of Goods and Materials

DMP 15 – Affordable Housing

DMP 18 – Dwelling Size and Residential Outbuildings

DMP 19 – Residential Amenity Space
DMP 20 - Accommodation with Shared Facilities or additional support

Brent Local Development Framework Core Strategy 2010

CP 1 - Spatial Development Strategy
CP 2 - Population and Housing Growth
CP 5 - Placemaking
CP 6 - Design and Density in Place Shaping
CP 15 - Infrastructure to Support Development
CP 17 - Protecting and Enhancing the Suburban Character of Brent
CP 18 - Protection and Enhancement of Open Space, Sports and Biodiversity
CP19 - Brent Strategic Climate Change Mitigation and Adaptation Measures
CP 21 - A Balanced Housing Stock

Brent Supplementary Planning Guidance Documents

Brent Supplementary Planning Guidance:
SPD1 Design Guide for New Development

DETAILED CONSIDERATIONS

Principle of development

1. The principle of the demolition of the existing care home building on the site has been established as part of the extant planning permission reference: 17/1829. This application highlighted that the existing accommodation does not meet current standards and would provide an unsatisfactory standard of accommodation. It went on to advise that the accommodation cannot be feasibly improved to achieve the current standards.
2. Core Strategy policy CP 21 and DMP 20 are relevant with regard to housing that meets an identified need in the borough and in this particular case, accommodation with shared facilities or additional support. These policies form the backdrop to Brent Council's Adult Social Care (ASC) and Housing departments' New Accommodation for Independent Living (NAIL) scheme, which seeks to develop Extra Care and supported living accommodation in order to provide alternatives to residential and nursing care homes. The objective is to deliver at least 500 new units of accommodation across the borough to provide alternatives to residential and nursing care by the end of 2021/22.
3. It is important to note that the self-contained nature of the individual flats, with ancillary levels of care and support from staff provided when required, means that for planning purposes this would constitute Class C3(b) accommodation, rather than the existing lawful Class C2 use, which supported older people. Nevertheless, it is clear from the submission that the proposals are responding to an identified need for high-quality, extra care accommodation within the borough, focusing on occupiers with medium to high care needs. Therefore, the proposed use is considered acceptable in principle under relevant Local Plan policies.

Mix and affordability

4. Policy CP21 seeks to maintain and provide a balanced housing stock in Brent ensuring that new housing appropriately contributes towards the wide range of borough household needs. The scheme would provide 100% 1-bed, 2-person flats. Whilst this would not accord with CP21 as no three bedroom units are proposed, it is considered that the proposed mix would meet identified need and is acceptable given the specialised nature of the accommodation for persons with extra care needs, and the fact this type of accommodation meets an identified need within the Borough. As such, while the absence of 3-bedroom homes within the proposal represents a departure from policy CP21, the mix of house has been proposed to meet housing need for this specific type of accommodation and is considered to be acceptable.
5. The scheme would be secured with 100% of the units made available at a social/ affordable rent. This is clearly welcomed, and subject to a condition ensuring that all 61 units are retained as affordable rented accommodation in perpetuity, would accord with Policy DP15 of the Local Plan.

Height, scale, layout and massing

6. The surrounding buildings vary significantly in terms of their design, scale and appearance. The existing building on the subject site is a two-storey building with a large pitched roof. To the immediate north lies the Alpine House development, comprising Acacia, Palm, Tulip and Cypress Courts, a 5-storey modern development situated across five blocks. Opposite the application site, the Honeypot Close flatted blocks are three storeys tall, whilst to the south of the site, adjacent to the access to the Kingswood Centre NHS facility, buildings are typically 3- to 4-storeys in height with pitched roofs, with some buildings that are 2-storeys tall.

7. The proposals would involve the erection of a six-storey building, which includes a top-storey set back by 2 metres to all elevations. As outlined above, planning permission was granted for the erection of a replacement five-storey residential block (with a set-back fifth storey) in September 2017, and this proposal would be one storey taller. It is considered that the additional height is justified in this instance, given the high quality of the building's overall design and appearance, and the set back nature of the additional storey, which reduces its visual impact (as identified by the architect's longer townscape views of the proposed block from Honeypot Lane).

8. The proposed development would be set in between 5.2m and 9.6m from the northern boundary, maintaining at least a 20 m distance between the northern facade of the proposed building and the opposing (southern) facade of Acacia Court. This spacing reflects the separation distances between the buildings within the Alpine House development, for which there is a distance of between 19 and 20 m between the blocks within this development (between Tulip and Palm Courts, and between Palm and Acacia Courts). The land immediately to the south of the site is relatively open at present, with a 28 m wide strip of land which includes a grassed area and the access to the Kingswood Centre. The south elevation of the proposed block would be set away from the southern boundary of the site by between 3m and 5.3m (with the Kingswood Centre access).

9. To the rear (east), the proposed block would be between 4.3m and 4.8m from the eastern boundary. This part of the scheme adjoins the elements of the Kingswood Centre site which contain significant vegetation and the proposed building relates appropriately to this space. The set-back of the building from Honeypot Lane (approximately 6 m from the footway) is comparable to the set back of blocks within Alpine House, and reflects the prevailing character of buildings along Honeypot Lane. The set-back of the proposed building therefore pays an appropriate regard to the local context. The layout seeks to maximise activity with the street, minimising 'dead' frontage at ground floor level and therefore complies with SPD1 principles of good design.

10. With regard to massing, as well as the set back to the top storey, the elevational treatment has been designed to help reduce the building's overall bulk and visual impact. The principal, street facing elevation has a strong horizontal emphasis but this is broken up by the articulation of balconies, a variety to the fenestration pattern across all floors and recesses to the ground floor, including to the main residential entrance. The use of full height doors/ windows to this elevation also helps to break up the predominant use of brickwork to this elevation, and CGIs submitted with the application demonstrate that the building would not appear overly dominant in longer views along Honeypot Lane, and when seen in context with Alpine House and adjoining developments.

11. To the rear elevation, the use of open communal walkways and the U-shape layout ensures that this would not appear overly dominant, with the two main wings to the north and south being broken up through the use of balconies and variety to the fenestration pattern on different floors. Overall, the proposed building would appear in scale with its surroundings, and would be acceptable in terms of its overall bulk and massing, complying with the design principles set out in SPD1.

Architecture and materiality

12. The building would be predominantly brick-built, with metal fascia cladding to the set-back top storey and to some of the external balcony features and detailing at lower levels, and timber and hardwood used for the proposed railings and windows, which is considered appropriate. The use of different brickwork types and finishes to the metal cladding (e.g. the use of both wide and narrow grooves) helps to ensure a good level of visual interest would be maintained, particularly to the Honeypot Lane elevation, and overall the use of materials is considered of an excellent quality, which reflects local character while still ensuring a contemporary feel.

13. The architectural approach in general is welcomed and would be simple and legible, with materials that would complement the height and massing of the building overall. It is recommended that the final choice of materials and finishes is secured through condition, in particular to ensure that the detailing proposed is achieved, and the building overall delivers a high quality finish which makes a positive

contribution to the area.

Impact on neighbouring amenity

14. The Council's Supplementary Planning Document (SPD1) sets out a number of parameters for the consideration of potential impacts on the amenities enjoyed by neighbouring occupiers. Objections have been raised regarding the potential impact of the proposed development on neighbouring amenity. In particular, they have raised concerns about the loss of light and overlooking to adjoining flats in Alpine House.

Daylight, sunlight and outlook

15. The applicant has submitted a daylight, sunlight and overshadowing analysis of the impact of the development on surrounding properties, utilising the recommendations set out in the BRE 'Site layout planning for daylight and sunlight - a guide to good practice (2011)' document. An analysis of the Vertical Sky Component (VSC) concludes that 55 of the 63 windows analysed for daylight (87%) would meet BRE recommendations (i.e. either in excess of 27% VSC, or 80% of their current values). All of the windows outside of these targets are situated to the immediate north of the site, within the Alpine House development (Acacia Court).

16. Further analysis of these 8 windows indicates that the levels of daylight reaching them is already compromised by the design of the block in which they sit, with deep reveals and overhanging balconies which restrict VSC levels. Further VSC calculations have been carried out with the overhanging balconies removed. The revised results show that all of these windows would either retain 80% of current values, or a residual VSC of 18% or more. This would comply with BRE recommendations and therefore is considered to not cause any material loss of daylight to adjoining properties.

17. With regard to sunlight, 28 of 34 relevant windows identified (82%) would retain in excess of 25% of its Annual Probable Sunlight Hours (APSH) and 5% of hours during "winter months" (WPSH) will appear sufficiently sunlit. Further calculations have identified that two of the six remaining windows would be below recommended levels, which are both to Acacia Court and would again be affected by the fact that they would be set within deep reveals to the south elevation of this block. On balance, this situation is considered acceptable.

18. With regard to outlook, SPD1 specifies that developments should normally be situated below a 30-degree line taken at a 2m height above floor level within the habitable rooms of the associated dwellings. A separation distance of 21m would be maintained between the northern elevation of the proposed building and the south elevation of Acacia Court, and the drawings indicate that the proposal would comply with the 30-degree rule to the adjoining windows.

19. In addition, new developments should sit within a line drawn at 45 degrees from neighbouring private amenity space (measured at 2m above ground level). Despite the proposed increase in height and bulk to the north of the site, a minimum separation distance of 13m is maintained to the adjoining gardens of Acacia Court, and the set back nature of the top storey ensures the proposal would not be in breach of the 45-degree rule when measured from the adjoining gardens.

Overlooking / privacy

20. Section 5.1 (Privacy and amenity) of SPD1 states that directly facing habitable room windows will require a minimum separation distance of 18m, while a distance of 9m should be kept between gardens and habitable rooms or balconies.

21. The proposals would respect this separation distance to the north, maintaining a 25m distance to the southern facing windows and balconies of Acacia Court. The impact on privacy is accordingly in line with the levels set out within this guidance. The scheme does not directly adjoin any other residential dwellings so separation distances are therefore exceeded on all sides.

22. Concern has been raised by the NHS Mental Health and Learning Disabilities unit that operates the Kingwood Centre. They consider that the proposed development will overlook their site and the current inpatients unit and will be detrimental to the health and well-being of their patients and will infringe and compromise their dignity and privacy. While the proposed development will partly overlook the NHS land, any impact is lessened by the U-shape design with the central communal courtyard, meaning windows directly overlooking this land are minimised.

23. The complex requirements associated with the type of care provided within the Kingswood Centre are acknowledged. However, it is not clear that the levels of overlooking associated with the proposed development will be unduly detrimental, given the access road (to the south) and SNIC site (to the east) is already overlooked by other historical developments.

Quality of proposed accommodation

Minimum floorspace standards

24. The 61 proposed units would all have a GIA of between 54 and 71 sqm, and have been designed to be at least 10% larger than London Plan minimum floorspace standards in order to comply with the recommendations of the 'Housing our Ageing Population: Panel for Innovation' (HAPPI) Report from 2009, which acknowledges that older and less mobile residents tend to spend longer within their homes and therefore require a space which is larger, and require one which allows them to adapt to changing needs. On this basis, the flats have been designed with a more flexible layout and additional storage space (for example, for wheelchair storage). All units would have separate double bedrooms (some of which would be en-suite), living room / kitchens, and sufficient levels of internal storage space.

25. The units are supported by communal facilities at ground floor, which include TV, library and dining rooms, a multi-use room for social activities and therapy sessions, as well as the communal courtyard. This is considered sufficient to provide a good quality of accommodation for future occupiers. Ancillary staff facilities are also provided at ground floor level, and are also considered of sufficient size and quality to meet the needs of this particular use.

Daylight

26. An Average Daylight Factor (ADF) test has been carried out for the new dwellings which identifies that levels of daylight to the habitable rooms of all units within the development would comfortably meet and exceed relevant BRE standards for good average daylight levels throughout the year.

27. The BRE guidance recommends that at least half of amenity space within a development receive at least two hours of sunlight on the 21st March. The applicant's overshadowing diagrams confirm that the majority of the ground floor communal courtyard (76%) will achieve this, which is considered acceptable. Where this is not met, this is largely down to the height and massing to the north elevation.

Cooling and overheating

28. Details of overheating have been submitted as part of the Energy Strategy. The Mayor's London Plan seeks to avoid overheating and excessive heat generation within Policy 5.9. In order to mitigate overheating through ventilation, the report identifies that a MVHR system (mechanical ventilation with heat recovery) would be provided, as well as during winter months to reduce heating demand. All flats are dual aspect and have full height balcony doors for cross-ventilation, which is welcomed.

Layout and Outlook

29. One of the principal objectives of the scheme is to provide a high quality standard of accommodation to prospective occupiers, given the likelihood of residents spending more time within their individual flats, and this is reflected in the layout and outlook provided to each flat. The U-shape layout to the development enables all of the units to enjoy a dual aspect, the majority of which would have at least a secondary aspect onto the landscaped courtyard as a result of the proposed open walkway along this part of the block. Only one flat per each upper floor has its primary aspect towards Alpine House, however this maintains a distance of at least 16m from the nearest private amenity space to the north of the site, and therefore would comply with SPD1 standards.

30. The main circulation route is to the courtyard side of the building, allowing an open connection between all flats and ensuring greater opportunities for interaction and increased natural surveillance between the flats. There are two main cores to the block, and the linked connection between the two cores ensures that all flats can be accessed by the two proposed lifts. The proposed open walkways also help to ensure there would not be an 'institutional' feel to the building. At the same time, a 22m separation distance is maintained between the northern and southern wings of the building, ensuring there would not be any undue overlooking between flats within the block.

31. At ground floor level, the internal layout is simple and legible, with the main living and communal areas designed to link directly with the communal courtyard for easy access and enjoyment, as well as facing onto the Honeypot Lane elevation to maximise levels of activity on this frontage. The main entrance to the building is also closest to the vehicular access point on Honeypot Lane, and would be well overlooked so as to maintain security and ensuring a good level of natural surveillance.

Accessibility

32. As outlined above, the specific needs of prospective occupiers of the flats are at the heart of the building's design, and 13 of the 61 flats (21%) would be wheelchair accessible dwellings, with the remaining units meeting conditions the requirements of Building Regulations M4(3) (accessible adaptable dwellings). A condition is attached to ensure this is achieved. All units have been designed to meet the requirements of the Mayor's London Housing Design Guide standards. Flats achieve a floor to ceiling height of at least 2.5 m in accordance with the Mayor's Housing SPG. All communal areas at ground floor level would also be fully wheelchair accessible, including the landscaped courtyard.

Amenity space

33. Each of the 61 flats would have access to a private balcony of at least 5sqm, with first floor flats and those on the south-western corner of the block benefitting from a balcony of more than 10 sqm. All balconies would have a depth of at least 1.5m, complying with London Plan requirements.

34. This space is supplemented by the communal landscaped courtyard of 610 sqm, which would be a high quality, useable space (further details provided later in the report). This equates to an average of 19.4 sqm per residential unit, which is only slightly below the Council's usual requirement of 20 sqm per flat. Given the nature of the use, the lack of any play space required and the high quality communal space proposed, this slight shortfall is considered acceptable on balance.

35. The communal garden would also be overlooked by a number of apartments, further promoting safe and amenable recreational areas.

Highways and Transportation

Car parking

36. Honeypot Lane is a London Distributor Road and the borough boundary runs along its centre line. The site has low accessibility to public transport (PTAL 2) with four bus routes and Queensbury Station, within walking distance from the site. The majority of objections received have raised concerns with regard to the impact of the additional flats on parking and traffic congestion, in particular given other approved developments in the borough and the adjoining Alpine House development, and knock-on effects in terms of highways and pedestrian safety.

37. Similar issues were raised during the previous application on the site in October 2017. Officers pointed out at this time that overspill parking associated with the adjoining Alpine House development resulted in the implementation of double yellow lines along Honeypot Lane and requests from residents for the introduction of a Controlled Parking Zone to address the parking issues. Permission was granted subject to a section 106 agreement which secured a contribution of up to £25,000, payable to LB Harrow, in order for them to implement a Controlled Parking Zone (CPZ) to mitigate on-street parking concerns.

38. However, it is important to note that the previous application related to the provision of standard C3 accommodation, rather than catering for occupiers requiring extra care, who are not expected to own private cars. It is also reasonable to apply car parking allowances for care homes in this case (i.e. one space per 10 bedrooms), as set out at Appendix 1 of the adopted DMP 2016. The proposal including 5 car parking spaces, which would predominantly be to the northern edge of the site (including one blue badge space), as well as a space to the Honeypot Lane elevation for ambulance drop-offs and emergency vehicles. The proposal accords with maximum allowances of 6 spaces. It is expected that these 5 spaces would be used solely by staff and visitors, and therefore would not result in any demand for on-street spaces, thus negating the need for a financial contribution to a CPZ in this instance.

39. In order to soften the appearance of the front entrance and parking spaces to the Honeypot Lane elevation, a scheme of soft landscaping and planting is proposed which would ensure no visual harm would result from the parking arrangements. Further details of the precise type and species of shrubs and plants to be installed would be secured by condition.

40. Concerns were initially raised by Brent's highways officer regarding a 4.1m width not being maintained to allow easy access to this parking area. However, this has been addressed by revised plans showing a minimum width of 4.1m, and on this basis the proposals are considered acceptable.

Cycle and buggy parking

41. The London Plan requires 1 cycle parking space per 5 members of staff and 1 cycle parking space per 20 bedrooms. It is recommended that the spaces are capable of accommodating adaptable cycles such as tricycles as research has shown that cycling is an effective form of exercise for people with mobility problems as it is easier on joints and so enables people to have more independence.

42. Following initial concerns raised by highways officers, revised plans have been received showing the provision of both cycles and tricycles within the ground floor cycle store, which would also be shared with buggies. 5 full time members of staff are proposed, and therefore four spaces would be required, which have been shown and are acceptable.

43. The revised plans now also show sufficient widths are maintained for both buggies and tricycles to be easily stored and accessed, both externally and from within the building. There would be space for up to eight buggies within the store, which is considered acceptable.

Refuse storage

44. The proposed bin store is to the front elevation at ground floor level, and shows sufficient capacity for both refuse and recycling, meeting Veolia's requirements for 61 flats. It is proposed to park a refuse vehicle on Honeypot Lane a distance of 13m from the refuse store, which is slightly over the maximum 10m but would be acceptable, given other properties along Honeypot Lane result in refuse vehicles servicing from the carriageway. This is considered acceptable by both highways officers and Veolia, subject to a condition ensuring the refuse and recycling storage is provided before any of the flats are occupied.

Vehicular access and servicing/ deliveries, including access for sub-station

45. An important part of the proposals involves the re-location of the UKPN sub-station from its current position to the south of the site, to be housed internally to the north-eastern corner of the building. A tracking diagram has been submitted showing a HGV servicing the sub-station. Highways officers initially raised concerns as to why an HGV would be required to service the sub-station, which would require the suspension of parking bays when required for access. However, UKPN has confirmed to officers that this would be on a once-in-10 year basis for maintenance, and therefore the suspension of parking bays this infrequently would be acceptable. A condition is attached requiring a parking management plan to be submitted, outlining how this issue would be addressed to ensure there would not be any knock-on impact on on-street parking.

Construction management

46. Objections have been received from adjoining residents regarding the impact of construction traffic and congestion from deliveries of materials, spoil from demolition etc. It is considered that the approval and implementation of a Construction Method Statement (CMS) is also secured. The construction of developments does inevitably result in some impacts on local residents whether this relates to an extension to a house or a Major development. Planning cannot reasonably prevent development from taking place because of this impact. However, Major developments consents look to promote best practice in construction through the implementation of a Construction Method Statement. Whilst it is acknowledged that this does not result in zero impact on surrounding residents, it looks to minimise impacts where possible.

Environmental Health considerations

Air quality

47. The site is located within an Air Quality Management Area and an air quality assessment considering the impacts of the proposed redevelopment of the site on air quality has been submitted, which has been reviewed by Brent's regulatory services team.

48. An air quality neutral assessment has been submitted as part of the document, and this confirms that there would be no issues in terms of transport and building emissions. The applicant has confirmed that

a communal boiler would be installed with one flue running up to the roof, and sitting behind the parapet level to ensure it would be sufficiently screened.

49. A condition is also attached to ensure that details of any plant / extract equipment associated with the proposed kitchen at ground floor level is submitted for approval before any of the units are occupied, to ensure no issues with odours or noise to future or adjoining occupiers.

Noise from end use (including sub-station) and impact of existing noise on proposed units

50. The residential nature of the scheme is such that the proposed development is not likely to result in unduly detrimental end use noise issues in itself. However, it is situated on a relatively busy road and a noise assessment has accordingly been submitted to support the proposal. This identifies that noise reduction associated with the fenestration within the scheme will need to achieve noise reduction levels of between 29 and 36 dB, which is easily achievable within the scheme. As such, it is recommended that a condition is attaching requiring the fenestration within the scheme to meet the design levels set out within the Noise Impact Assessment submitted. A condition is also attached requiring details

Construction noise and nuisance

51. Objections have been raised from the NHS Kingswood Centre regarding the dust and pollution associated with demolition and construction. As with the potential impacts of the construction of the development on the highway network, best practice is also promoted in relation to the noise and other nuisance (e.g. dust and pollution) associated with construction of a development, with measures secured through the Construction Method Statement.

52. It should be noted that in relation to these matters, there is also control through environmental health legislation and a planning cannot duplicate any controls that are available under other legislation. However, the council's regulatory services team have recommended a condition requiring a Construction Method Statement to be submitted for approval before works start. This would be required to cover highways issues as well, and has been attached.

53. A further standard condition is also attached requiring all non-road mobile machinery to meet low emission standards, as set out within the London Plan.

Contaminated land

54. No contaminated land ground investigation report has been submitted. However, in reviewing the application, Brent's regulatory services consider that the site has been identified as previously contaminated due to previous uses. Therefore, a condition is attached requiring a site investigation report to be submitted for approval before works commence, with any necessary remediation measures to be carried out before demolition and/or construction starts.

Sustainability and energy

55. A detailed Energy Strategy and Sustainability Statement have been submitted with the application.

56. The proposed regulated development with 'Be Lean', 'Be Clean' and 'Be Green' measures incorporated is confirmed to emit 41.21 regulated tonnes of Carbon Dioxide per annum, which is down from a baseline emission of 63.98 tonnes per annum. This equates to a 35.58% reduction on the minimum building regulations (2013) as required within the London Plan, although does not achieve the zero carbon goal and as such requires an offset payment. The offset payment shall cover a 30 year period of emissions, with the payment being equivalent to £60 per tonne per annum. This payment will be secured through a condition to any forthcoming consent. With the modelling provided, a payment of £74,178 would be secured for this purpose.

57. The details of the energy efficiency improvements are as follows:

Be Lean (total savings within the dwellings from 'be lean': 3.1tCO2/annum - 4.83%)

" Using building fabric which significantly improves on the thermal performance of a building regulation compliant building

" High levels of air tightness throughout the scheme

" The use of energy efficient lighting and heating and controls

" The use of mechanical ventilation with heat recovery.

Be Clean (total savings within the dwellings from 'be clean': Zero)

It has been explained that the baseload heat demand is not sufficient to support the installation of a site wide heating system or combined CHP engine.

Be Green (total savings from 'be green': 19.67tonnes CO2/ annum - 30.75%)

- Review of air source heat pumps, wind turbines and photovoltaics
- Considered that PV panels were most appropriate in the context of this development
- Anticipated that a total of 358 sqm of PV panels will be installed at roof level, particularly to the south facing elevations

58. Although no formal comments have been received by the council's sustainability officer, the energy statement confirms that the proposals would meet the 35% target for on-site reduction in carbon emissions without the need for a CHP system to be installed. Subject to appropriate conditions to secure the installation PV panels before occupation, and requiring the payment of the carbon offsetting as outlined above, officers consider the scheme would meet the requirements of the London Plan.

59. London Plan policy 5.15 states residential developments are to be designed to meet the target of 105 litres or less per head per day. It is highlighted this will be sought, but final calculations based on sanitary ware specifics will need to be undertaken. It is recommended that a condition is attached to ensure this standard will be achieved.

Trees and landscaping

60. The Arboricultural Assessment identifies a number of trees to be removed, and a number to be protected and retained, including the protection of trees outside of the site. The tree survey identifies 22 trees within or adjoining the application site, including 6 Grade B trees (life expectancy of 20+ years), 14 Grade C trees (life expectancy of 10+ years) and 2 grade U trees (life expectancy of less than 10 years). There are no trees which are subject to a Tree Preservation Order which would be affected by the proposal.

61. The submission identifies the removal of 10 trees is required, which primarily involves the removal of a number of low grade trees around the perimeter of the site (7 Grade C trees and 2 Grade U trees). The removal of 1 Grade B tree is also proposed (marked as T16 - Birch) as its root protection area would be significantly impeded by the proposed footprint, and it is considered makes a limited amenity contribution given the presence of larger mature trees surrounding it. Its loss would be mitigated by new a tree planting scheme, which is set out in more detail below.

62. The planting of 20 replacement trees is specified as a part of a broader landscape plan, which would result in an increase in the number of trees on site; species include Serviceberry and Golden Alder within the internal courtyard, and Persian Ironwood and Tibetan Cherry on the perimeter of the site (predominantly to the front and rear elevations). Brent's arboricultural officer has reviewed the proposals and consider these generally acceptable, subject to a condition requiring adherence to the protection measures set out within the tree report.

63. However some concerns were raised about the use of certain species of tree (*Prunus spinosa*) and the wider landscaping strategy, which has been set out within the applicant's design and access statement.

64. While the strategy as a whole is detailed and of a high quality, in particular with regard to the residents' communal courtyard to the rear of the site, it has been suggested that more native trees such as Bird Cherry, Rowan, Hawthorn or Crab Apple would be better utilised, particularly given the ecological report recommending the use of native species (see further details in later sections of the report). Officers consider that this can be further explored as part of a full landscaping strategy, including details of all species of all new trees, shrubs and hedges, and details of all new seating, decking and the proposed pavilion, to be submitted for approval via condition.

Ecology and impact on Site of Importance to Nature Conservation (SINC)

65. The site adjoins a designated Grade I Site of Importance to Nature Conservation (SINC). A thin strip of land with this designation (3 m wide) land projects into site along the northern boundary, but the main area of designated land is situated to the east of the site. Recognising the significance of this, the applicants have submitted both an ecological appraisal and bat inspection survey.

66. The Ecological Appraisal examined habitats present following the standard "Phase 1 habitat survey" auditing method and examines the potential impact on protected species. This appraisal examines the potential impacts of the proposal of the SINC, and identifies the following ecological constraints and recommendations:

- " It is recommended that a Biodiversity Management Plan is produced which details ecologically sensitive working practices, buffer zones and biodiversity enhancements
- " Retention of all hedgerow
- " All habitats should be cleared outside of breeding bird season (i.e. outside of March to August inclusive) to ensure no nesting bird habitats are removed
- " Daytime bat inspection should be undertaken to fully assess potential bat roosting habitats
- " Provision of bird and bat boxes and hedgehog hibernation boxes
- " Sensitive lighting scheme during and post-development

67. A bat survey was subsequently undertaken, which concludes that none of the voids within the existing building contain evidence of roosting bats, and that the extensions and sheds were not considered to have potential to support bats. The semi-mature trees on site were considered unsuitable for roosting bats, but the eastern tree line was specified as being likely to provide some opportunities for foraging and commuting bats. The report recommends that this tree line is enhanced and to remain unlit.

68. As outlined above, a landscaping masterplan and outline planting strategy have been submitted, demonstrating that links between the proposals and the adjoining SINC are at the heart of this strategy. Native planting and re-planting of trees are proposed within the area of land along the northern boundary of the site which currently falls within the SINC designation. A small parcel of the SINC to the north-eastern boundary, closest to the Alpine House development, would be lost and hard surfaced in order to allow access to the sub-station and provide parking in this area. However, this would represent a very small proportion of the land designated as part of the SINC, and the landscaping improvements proposed to the remainder of the SINC are considered to outweigh this very minor reduction.

69. As outlined above, measures to protect the existing trees that are proposed to be retained, as well as precise detailed of the landscaping strategy, are recommended to be secured through condition.

Flood Risk and Drainage

70. The site falls within flood zone 1 of the Environment Agency's flood designations (the lowest flood risk). Nonetheless, given the scale of the proposal the applicant has submitted a report addressing flood risks of the development. The report also outlines a drainage strategy for the site which would significantly reduce surface water discharge rates of the site from their existing levels, in line with the requirements of London Plan policy 5.13. The developer will achieve this by providing rainwater storage tanks and suitable sustainable urban drainage (SuDS) measures which will result in a reduction in the existing rate of discharge to the sewage network.

71. The document has been reviewed by Brent's flood risk consultants and it is confirmed that the approach to flood risk and sustainable drainage for this development is acceptable and in line with Brent and London Plan standards. A condition will require that the measures as outlined in the flood risk and drainage assessment are adhered to throughout the development.

72. Thames Water has also reviewed the application and have raised no in principle objections to the application. They have also provided information relating to the requirements for connecting the development to the public sewer, minimising groundwater discharge during construction, installing fat traps and petrol / oil interceptors. This information will be communicated to the applicant by way of informative.

Fire Safety

73. Fire Safety is formally considered at Building Regulations stage, however the applicants have clarified a fire safety strategy within their planning submission, as well as setting out the key design principles within their design and access statement.

74. Both cores will have fire evacuation lifts and escape stairs which provide protected routes direct to the outside at ground level. On upper floors, the open walkways ensure that most flats are provided with means of escape in two directions. Where escape is not possible in two directions, balustrades will be imperforate to prevent spread of smoke across floors. A residential sprinkler system will also be provided in

accordance with BS 9521 to cover residential, staff and communal accommodation. Additionally, all apartments will have protected entrance halls to allow for safe evacuation away from the kitchen, with wheelchair accessible flats having a means of escape directly from the bedroom into the protected hallway.

Equalities

75. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

CIL liability

76. The development is CIL liable, however all of the housing within the scheme would be secured as affordable housing and would therefore be liable for full relief on CIL payment. This relief must be proactively applied for by the developer and agreed with the Local Planning Authority prior to the commencement of development.

Conclusion

77. Officers consider that the scheme meets planning policy objectives and is in general conformity with local, regional and national policy. The proposal would make a positive contribution to the area, whilst having an acceptable impact on and relationship with the existing surrounding development. Officers recommend the application for approval subject to the conditions and obligations set out in this report.

CIL DETAILS

This application is liable to pay **£1,115,169.94** * 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): 1200 sq. m.

Total amount of floorspace on completion (G): 4333 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
(Brent) Dwelling houses	4333		3133	£200.00	£0.00	£923,116.07	£0.00
(Mayoral) Dwelling houses	4333		3133	£0.00	£60.00	£0.00	£192,053.87

BCIS figure for year in which the charging schedule took effect (Ic)	224	323
BCIS figure for year in which the planning permission was granted (Ip)	330	
TOTAL CHARGEABLE AMOUNT	£923,116.07	£192,053.87

*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: 19/1350

To: Miss Rashid
Levitt Bernstein
Levitt Bernstein
Thane Studios
2-4 Thane Villas
London
N7 7PA

I refer to your application dated **10/04/2019** proposing the following:

Demolition of existing care home building (Class C2) and re-development of site comprising the erection of a six-storey building to provide 61 one-bedroom self-contained flats with an element of extra care (Class C3(b)), and associated shared facilities at ground floor level. Provision of associated private amenity space, external landscaped communal courtyard, refuse and cycle and mobility scooter storage. Retention of five car parking spaces to north of site, and re-location of sub-station internally to the north elevation.

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

at **The Willows, 136 Honeypot Lane, London, NW9 9QA**

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: 12/08/2019

Signature:

Gerry Ansell

Interim 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:-

- National Planning Policy Framework 2018
- The London Plan 2016
- Brent's Core Strategy 2010
- Brent's Development Management Policies 2016
- Brent's Supplementary planning Document 1: Design Guide for New Development 2018

- 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):

3544-D-001 P1 (OS Plan);

3544-D-11 P3;

3544-D-12 P3;

3544-D-13 P3;

3544-D-14 P3;

3544-D-30 P2;

3544-D-31 P2;

3544-D-32 P2;

3544-E-01 P1;

3544-E-10 P1;

3544-E-101 P1;

3544-L-101 P4;

3544-L-102 P4;

3544-L-200 P3;

3544-L-201 P3;

3544-L-202 P3;

3544-L-203 P3;

3544-L-204 P3;

3544-L-205 P3;

3544-L-206 P3.

3544-L-1 P1;

3544-L-2 P1;

3544-L-3 P1;

3544-L-4 P1.

Daylight and sunlight assessment from T16 Design Ltd (ref. 2793 Rev 3) dated March 2019;

Noise assessment from InAcoustic Ltd (ref. 18-069) dated 25th May 2018;

BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement from Indigo Surveys Ltd (ref. 18117/A2_AIA) dated November 2018;

Air quality assessment from Southdowns Environmental Consultants (ref. 2245W-SEC-00001-02) dated January 2019;

Bat Inspection Survey from MKA Ecology (ref. 74618) dated 10th August 2018;

Preliminary Ecological Appraisal from MKA Ecology (ref. 74618) dated 8th May 2018;

Energy Strategy from Waterstone Design Consultants Ltd (ref. D2298/REPORTS Rev 1) dated 18th Jan 2019;

Flood Risk Assessment from IESIS Structures (ref. SE1569-ISS-7118TR1) dated 03/12/2018;

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

- 3 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) or shall meet easily accessible/adaptable standards (Building Regulations M4(2)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable facilities for disabled users, in accordance with the London Plan policy 4.5.

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

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space within the site to accommodate additional bin or cycle storage.

- 5 Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987, as amended, the 61 units within the hereby permitted shall only be used for the provision of residential accommodation within Use Class C3b and for no other purposes within Class C3 of the schedule to the Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that the use remains appropriate for the site location and to ensure that the standards applied to the consideration of the approved development are maintained in connection with the completed development so approved and to meet Brent's housing needs.

- 6 The development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (at rents up to 80% of the market rents and capped at Local Housing Allowance rates, inclusive of service charge, intended for households who cannot afford housing at market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to the weight that was given to this scheme being 100% affordable when reaching a decision and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 7 The parking spaces, cycle (including tricycle) and buggy storage facilities, and refuse storage shall be installed prior to occupation of the development hereby approved and thereafter retained and maintained for the life of the development and not used other than for purposes ancillary to the occupation of the building hereby approved.

Reason: To encourage sustainable forms of transportation in the interest of highway flow and safety.

- 8 All tree protection measures as recommended within the submitted BS 5837:2012 Tree Survey,

Arboricultural Implications Assessment & Method Statement (ref. 18117/A2_AIA, prepared by Indigo Surveys Ltd dated Nov 2018) shall be adhered to throughout the construction of the development.

Reason: To protect trees surrounding the site from damage associated with construction processes.

- 9 Prior to occupation of any of the flats hereby approved, the mitigation measures described in the approved Noise Impact Assessment (In acoustics dated 25/5/18 ref 18-069) shall be implemented. The report is subject to the approval of the Local Planning Authority.

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

- 10 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

- 11 Prior to the occupation of the development, all mitigation measures described in the approved Air Quality Impact Assessment (Southdowns Environmental Consultants – 2245W-SEC-00001-02 – dated Jan 2019) shall be implemented in full.

Reason: To ensure the safe development and secure occupancy of the site proposed for residential use.

- 12 All recommendations contained within the approved Ecological Appraisal (MKA Ecology - PRELIMINARY ECOLOGICAL APPRAISAL – dated 8th May 2018 – Ref: 74618) shall be adhered to throughout the construction of development.

Reason: To protect and enhance local ecosystems that would otherwise be unduly harmed by the development.

- 13 The development hereby approved shall be carried out in full accordance with the details stipulated in the approved Flood Risk Assessment (SE1569-ISS-7118TR1 dated 03/12/2018) and SUDS Assessment (ref. 71187125 dated 28/01/2019).

Reason: To ensure the safe development and secure occupancy of the site proposed for residential use.

- 14 All dwellings shall be designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 15 All mitigation measures set out within the Energy Strategy (Waterstone Design Consultants Ltd

– Energy Strategy - D2298/REPORTS Rev 1 dated 18th Jan 2019) shall be fully implemented and maintained for the lifetime of the Development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development which incorporates sustainability measures, and accord with London Plan Policy 5.2.

- 16 Details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing above ground level. 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.

- 17 Prior to works above ground level details of appropriate screening between the ground floor flats and the communal amenity space at this level, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved plans.

Reasons: In the interests of the amenities of the adjoining occupiers.

- 18 Within six months of commencement of work on site, detailed drawings showing the photovoltaic panel arrays on the roofs of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority.

The photovoltaic panel arrays shall be installed in accordance with the approved drawings and made operational prior to occupation of the development hereby approved.

Reason: To ensure that the development minimises its carbon emissions, in accordance with London Plan policy 5.2.

- 19 Prior to commencement of any works on site (including site clearance works and or demolition) a Construction Traffic & Logistics Plan shall be submitted to and approved in writing, and the development shall be implemented fully in accordance with the approved details thereafter, unless otherwise agreed in writing by the Local Planning Authority. The Plan shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) Construction traffic routes to the development site;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties to only be carried out between the hours of 08:00 – 18:00 Mondays-Fridays, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays (unless otherwise agreed as part of the Construction Management Plan);
- (vi) wheel washing facilities and schedule of highway cleaning;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;

(ix) Staff car parking facilities; and

(x) Adhere to the Considerate Contractors Scheme.

Reason: To ensure that the environmental impacts of the works are suitably mitigated to protect residential amenity and ensure the development does not have an adverse impact on the highway.

- 20 Prior to the first occupation of the development hereby approved, a car park management plan (including measures to control parking when servicing of the sub-station is required) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be adhered to in full.

Reason: To ensure an appropriate parking arrangement and system of parking management for the development.

- 21 Within six months of commencement of works above ground level, a scheme shall be submitted to and approved in writing by the Local Planning Authority that provides details of all landscaped areas of the development. Such approved landscaping works shall be completed prior to first occupation of the development hereby approved and thereafter maintained.

The submitted scheme shall include details of:

- a) the planting scheme for the site, which shall include species, size and density of plants and trees, sub-surface treatments (or planters / green roof substrate profiles where applicable), details of the extent and type of native planting, any new habitats created on site and the treatment of site boundaries;
- b) walls, fencing and any other means of enclosure, including materials, designs and heights;
- c) treatment of areas of hardstanding and other areas of hard landscaping or furniture, including materials;
- d) a landscaping maintenance strategy, including details of management responsibilities.

Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

- 22 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. An assessment of the expected noise levels shall be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and any mitigation measures necessary to achieve the above required noise levels shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details

Reason: To protect acceptable local noise levels, in accordance with Brent Policy EP2.

- 23 A scheme of sound insulation measures shall be submitted to the Local Planning Authority for approval. The insulation of the separating floor and walls between the plant room and electrical

substation and the flats on the ground floor and first floor shall be designed to meet the standards of Building Regulations Approved Document E 'Resistance to the passage of sound'. In addition, low frequency noise transmission shall be assessed and mitigation measures implemented if required. The approved measures shall thereafter be implemented in full.

Reason: To protect acceptable local noise levels, in accordance with Brent Policy EP2

- 24 Prior to the commencement of the use the applicant shall provide details of all domestic boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NOx) do not exceed 30 mg/kWh, in writing for the approval of the Local Planning Authority.

Reason: To protect local air quality, in accordance with Brent Policy EP3.

- 25 **Contaminated Land Condition 1: Investigation**
Following the demolition of the buildings and 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 the Local Planning Authority, 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. The written report is subject to the approval in writing of the Local Planning Authority.

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

Contaminated Land Condition 2: Remediation and verification
Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

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

- 26 Prior to first occupation of the development hereby approved, the developer shall enter into a Memorandum of Understanding with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions.

Reason: To ensure the development is in accordance with the principles of London Plan Policy 5.2.

- 27 Prior to first occupation of the residential units hereby approved, the following information shall be submitted to and approved in writing by the Local Planning Authority in relation to the internal substation to the northern elevation at ground floor level and thereafter installed in accordance with the approved details.
- The magnitude of the electric and magnetic field at the base station based on its maximum usage and an assurance that the station will remain compliant with the ICNIRP recommendations;
 - The projected electric and magnetic fields at the site boundary (compared to existing background) and that at the nearest residential premises.
 - Details of noise/ vibration mitigation measures in the installation such as acoustic insulation/screening or anti-vibrational mountings.

Reason: To secure the satisfactory development of the site in terms of human health and the wider environment.

INFORMATIVES

- 1 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.

- 2 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
- 3 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. Such notification shall include photographs showing the condition of highway along the site boundaries.
- 4 As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwlFaQ&c=OMjwGp47Ad5otWI0__IpOg&r=G_hzVySAkixNx_E_J_EjNJR_FDWFjexJLES8DRQ06qKk&m=FLGbH_VWX8v3KpVX1w73BSHTU4zMyuLDBCDA1Sx0QUI&s=doVL3ujryxHZqrf8nTtNaqaEK-dUcNxK0ceVgpY0PI&e=.

With regard to surface water drainage, where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Apply-2Dand-2Dpay-2Dfor-2Dservices_Wastewater-2Dservices&d=DwlFaQ&c=OMjwGp47Ad5otWI0__IpOg&r=G_hzVySAkixNx_E_J_EjNJR_FDWFjexJLES8DRQ06qKk&m=FLGbH_VWX8v3KpVX1w73BSHTU4zMyuLDBCDA1Sx0QUI&s=3VLmopzTOiJ JVzUnrqsGzCNMwXmV2JPJNi6B-pSqk&e=

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other

structures.https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwlFaQ&c=OMjwGp47Ad5otWI0__IpOg&r=G_hzVySAkixNx_E_J_EjNJR_FDWFjexJLES8DRQ06qKk&m=FLGbH_VWX8v3KpVX1w73BSHTU4zMyuLDBCDA1Sx0QUI&s=doVL3ujryxHZqrf8nTtNaqaEK-dUcNxK0ceVgpY0PI&e=. Should you require further information please contact Thames Water. Email:

developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via https://urldefense.proofpoint.com/v2/url?u=http-3A_www.thameswater.co.uk_wastewaterquality&d=DwlFaQ&c=OMjwGp47Ad5otWI0__IpOg&r=G_hzVySAkixNx_E_J_EjNJR_FDWFjexJLES8DRQ06qKk&m=FLGbH_VWX8v3KpVX1w73BSHTU4zMyuLDBCDA1Sx0QUI&s=I0qn_GyGN4A0V8UOpwhRApctHNW0s8LKI_kDhflnr8&e=.

- 5 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.

Any person wishing to inspect the above papers should contact Neil Quinn, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5349