

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

17 August, 2022
05
22/0626

SITE INFORMATION

RECEIVED	21 February, 2022
WARD	Brondesbury Park
PLANNING AREA	Brent Connects Kilburn
LOCATION	69 Hardinge Road, London, NW10 3PN
PROPOSAL	Proposed conversion of single dwellinghouse into two self-contained flats, associated internal alterations, subdivision of rear garden, removal of rear outbuilding, partial removal of side extension, installation of refuse storage and cycle storage in front garden, front boundary treatment, associated hard and soft landscaping.
PLAN NO'S	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_159061</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 "22/0626" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the committee resolve to GRANT planning permission subject to conditions.

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

Conditions

1. Time Limit
2. Approved Plans
3. Materials
4. Landscape Plan
5. Bin and Bicycle Storage

Informative

1. Building near a boundary
2. Party Wall Agreement
3. Fire Safety

That the Head of Planning and Development Services 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.

SITE MAP

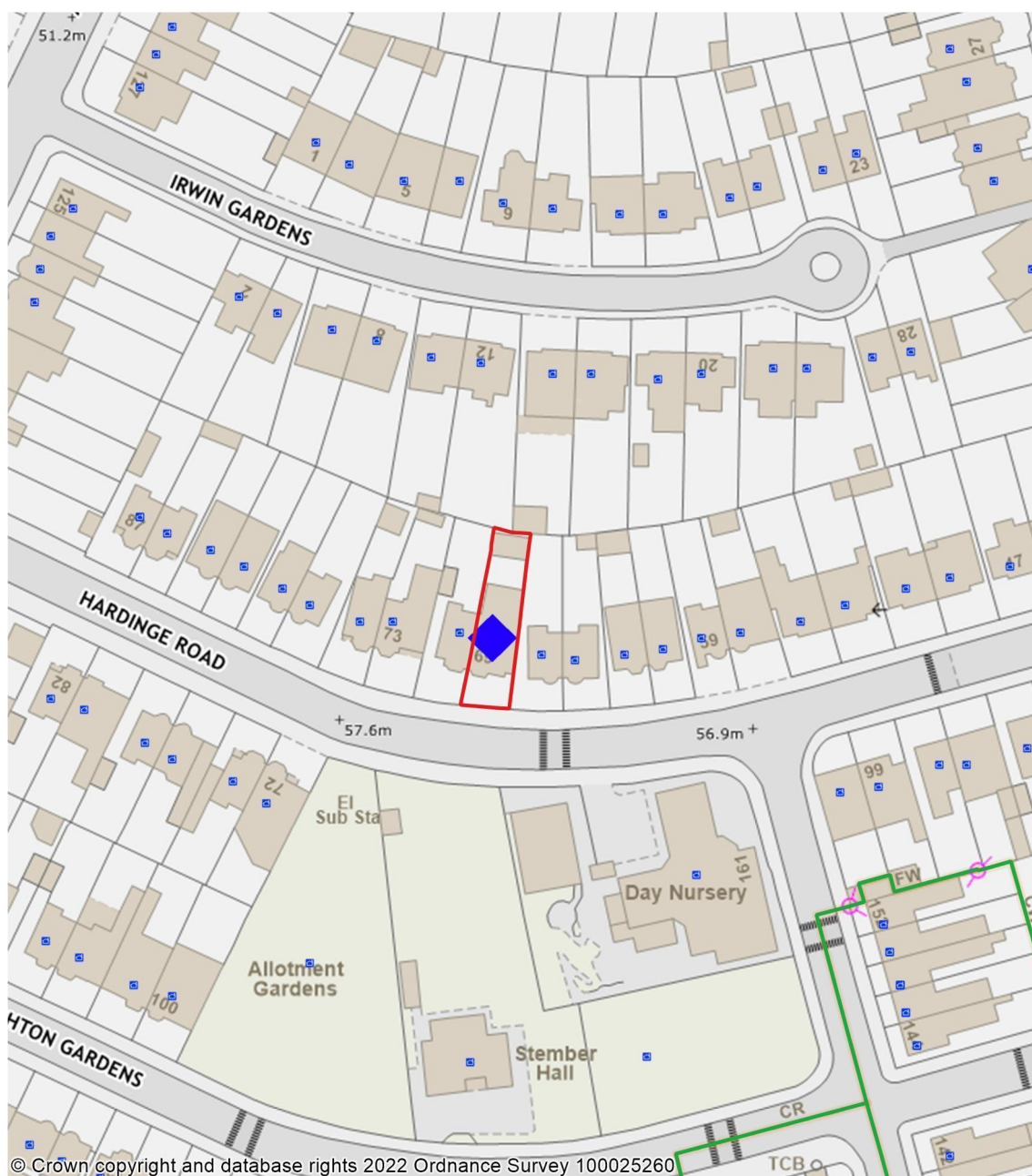


Brent

Planning Committee Map

Site address: 69 Hardinge Road, London, NW10 3PN

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This map is indicative only.

PROPOSAL IN DETAIL

The application proposes the conversion of single dwellinghouse into two self-contained flats, associated internal alterations, subdivision of rear garden, removal of rear outbuilding, partial removal of side extension, installation of refuse storage and cycle storage in front garden, front boundary treatment, associated hard and soft landscaping.

EXISTING

The subject property is a two storey semi-detached dwellinghouse situated on the northern side of Hardinge Road. The application site is not situated within a Conservation Area as designated in Brent's Local Development Plan nor does it contain any listed buildings.

The predominant character of the area is two storey semi-detached properties while opposite the site is College Green Nursery School and Services.

AMENDMENTS SINCE SUBMISSION

The following amendments were made to the plans during the application:

- Revised set of plans to amend the internal layout, remove rear outbuilding and provide additional landscaping

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:

- **Representations received:** 13 objections have been received which have been discussed within the report. Officers have considered the comments and the planning merits of the proposal and consider that the proposal accords with adopted policies and guidance and is acceptable.
- **Principle:** The application would result in the loss of a family dwellinghouse but includes the provision of a good quality 3-bedroom home, is situated within an area of adequate public transport accessibility and has an existing floor area which meets the policy threshold for conversion. The general principle of the conversion of the house into flats accords with policy.
- **Quality of accommodation:** The proposal includes a 1-bedroom and 3-bedroom flat which both meet the relevant standards for internal and external space and quality.
- **Highways and transportation:** One parking space is available within the frontage and there is capacity on-street for the parking of a car for the additional flat. Cycle parking will be provided within the foyer of the upstairs flat, and in a locker within the frontage for the ground floor flat.
- **Physical external changes:** The physical changes to the building and the curtilage that are proposed, as discussed in more detail later in this report, are not considered to result in a significant impact to surrounding residents or the character of the area.

RELEVANT SITE HISTORY

Reference	Proposal	Decision	Date
20/2052	Proposed conversion of single dwellinghouse into two flats	Appeal Dismissed	13/07/2021
19/0772	Demolition of existing conservatory and erection of a	Appeal	01/11/2019

	single storey rear extension to the dwellinghouse.	Allowed	
18/4854	Demolition of rear conservatory and erection of a single storey rear extension to dwellinghouse	Refused	18/02/2019
18/3535	Demolition of existing conservatory and erection of a single storey rear extension to dwellinghouse	Refused	06/11/2018
18/1081	Certificate of lawfulness for proposed dormer window and 2 rooflights.	Certificate of Lawfulness Granted	23/05/2018
06/0766	Erection of 2m high fence along border, timber trellis over fence and raised patio to rear of dwellinghouse	Granted	15/05/2006
00/0759	Certificate of lawfulness for proposed flat-roofed single-storey extension to dwellinghouse including the demolition of the rear conservatory, front porch and canopy	Certificate of Lawfulness Granted	22/12/2000

CONSULTATIONS

Eight neighbouring and nearby properties were consulted for a 21-day period commencing 07/03/2022.

13 objections was received in this period, including an objection from Cllr Erica Gbajumo.

Reasons for objecting	Officer's Comment
Concerns regarding precedent of conversion of dwellinghouse There are no other houses that have been converted in vicinity Concerns regarding demographic changes to area/neighbourhood as a result of loss of family homes	Local Planning policy does not preclude the conversion of homes provided the criteria within BH11 is met, specifically, no net loss of family sized (3+bedroom) accommodation, except in exceptional circumstances. See paragraph 2.2.
Changes are uncharacteristic to a suburban road and area Side entrance would be eyesore Concerns regarding preservation of Edwardian/local character	The application proposes minor alterations to front garden and rear garden that are not considered uncharacteristic. The side door is existing. See 5. Character and Appearance.
Concerns regarding the layout of flats and living conditions	Quality of accommodation is discussed in the main section of the report. See section 3. standard of Accommodation.
Concerns regarding garden amenity space	Amenity space is discussed in the main section of the report. See 4. External Amenity Space.
Concerns regarding the use of the property as an HMO	The application does not propose the use as an HMO.
Concerns regarding infringement on party wall for existing extension Concerns regarding property boundaries Disregard of neighbour's boundary lines	Boundary disputes and party wall issues are covered under separate legislation and cannot be considered within a planning application. The existing side extension/porch has been flagged to Building Control officers for a site inspection.
Lack of need for development Concerns regarding commercial nature of development	There is a need for additional homes and the Local Plan recognises that some of these will be delivered through the conversion of houses into flats.

Lack of reasoning why development is proposed	The planning department must assess applications as submitted. Whether a proposal is put forward by a commercial developer or homeowner, or why they wish to undertake a development are not material planning considerations.
Concerns regarding increase in traffic and parking	Parking and transport considerations are discussed in the main section of the report. See 7. Transport and Highways.
Concerns regarding cars and nearby Nursery	
Impact to neighbouring amenity including noise and disturbance	Impact to neighbouring amenity is discussed in main section of the report. See 6 Impact to Neighbouring Amenity.
Lack of consultation	Statutory consultation for this scale of development is every property that borders the application site. Eight neighbouring and nearby properties were consulted including all those that bordered the application site.
The whole street was not consulted	
Change the feel of neighbouring homes	These are not material planning considerations.
Other properties are owner occupied	
Applicant does not follow building regulations	Building regulations are covered under separate legislation and cannot be considered within this Planning application.
New flats are unlikely to follow building regulations	
Concerns regarding existing extensions and planning permission	Please see site history. Extensions appear to have been carried out under planning permission and permitted development.
Concerns regarding impact to local services, schools	The existing property is a 5 bed semi-detached house. The conversion is not considered to significantly increase demand for local services.
Concerns regarding cycle storage and bin storage in front garden	Sufficient cycle and bin storage is a requirement for additional homes. The front garden allows to easy access for collection. See 7. Transport and Highways.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of this application should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan is comprised of the

- London Plan 2021
- Brent Local Plan 2019-2041

Relevant policies include:

London Plan 2021

D1 London's form, character and capacity for growth
D3 Optimising site capacity through the design-led approach
D4 Delivering Good Design
D6 Housing quality and standard
D12 Fire Safety
H1 Increasing housing supply
H2 Small sites
T5 Cycling
T6 Car Parking

T6.1 Residential parking

Brent Local Plan 2019-2041

DMP1 Development Management General Policy
BH1 Increasing Housing Supply in Brent
BH2 Priority Areas for Additional Housing Provision within Brent
BH4 Small Sites and Small Housing Developments in Brent
BH13 Residential Amenity Space
BH11 Conversion of Family Sized Dwellings
BH13 Residential Amenity Space
BT1 Sustainable Travel Choice
BT2 Parking & Car Free Development
BSUI4 On Site Water Management and Surface Water Attenuation

Other material considerations

The following are also relevant material considerations:

- National Planning Policy Framework
- National Planning Practice Guidance
- Supplementary Planning Guidance / Documents:
 - SPD2 Residential Alterations and Extensions 2018
 - SPD1 Brent Design Guide 2018

Local Plan 2019-2041

The Council adopted the new Brent Local Plan 2019-2041 at Full Council on 24 February 2022. The following documents have now been revoked:

- The Brent Core Strategy 2010
- Brent Site Allocations Development Plan Document 2011
- The Wembley Area Action Plan 2015
- The Development Management Policies Plan 2016.

These documents are no longer considered Development Plan Documents for the purposes of determining planning applications within the area that the Council remains the Local Planning Authority and also their associated policies map

DETAILED CONSIDERATIONS

1. Background

A planning application 20/2052 for a similar development Proposed conversion of single dwellinghouse into two flats was refused and dismissed at appeal APP/T5150/W/20/3263741 due to the inadequacy of the external amenity space that was proposed. The appeal is a material consideration, being directly related to this site and a comparable development. Within the appeal decision the appeal the inspector reasoned the following in relation to the principle of development:

The Council have indicated that they have an in-principle objection to the proposal based on a conflict with DMP Policy DM17. This states that to maintain family size housing conversion of a family sized home (3 bedrooms or more) to two or more other dwellings will only be allowed where the existing home is 130 square metres or more, and it results in at least a 3 bedroom dwelling, preferably with direct access to a garden/amenity space.

The proposal would provide 3 bedroom dwelling capable of occupation by a family. As I have reasoned above, the living accommodation for this flat would be below minimum space standards but not to a degree that would result in a substandard form of accommodation. Further, Policy DMP17 does not stipulate that garden/amenity space cannot be communal, while indicating that direct access is preferable as opposed to being an absolute requirement. As such, I find that the proposal would not conflict with Policy DMP17. However, the development plan must be read as a whole and my findings with regard to this specific issue is a neutral factor in my overall considerations.

This application will take the appeal inspector's reasoning into consideration.

2. Principle

2.1 The development proposes the conversion of the dwellinghouse into two self-contained flats. Policy BH11 of the Brent Local Plan seeks to maintain family sized housing and outlines that conversion of a family sized home (3 bedrooms or more) to two or more other dwellings will only be allowed where all the following criteria are met:

- a) the existing home is 130 sq.m. or more or could acceptably be extended to be that size;
- b) it results in at least a 3-bedroom dwelling, preferably with direct access to a garden/ amenity space; and
- c) it is within an area of PTAL 3 or above

Exceptions to this will only be allowed where the amenity of the existing family sized home is so deficient that family occupation is unlikely and it could not reasonably be changed to overcome such deficiencies.

2.2 In this case, the existing home is approximately 186.3 sqm. The conversion would create a 3 bedroom flat on the first floor and in the converted roofspace and the property is within an area of PTAL 3. The 3-bedroom dwelling would not have direct access to the garden as this would be accessed at ground floor via the side extension. The inspector within appeal decision APP/T5150/W/20/3263741 deemed that policy DMP17 '*... while indicating that direct access is preferable as opposed to being an absolute requirement. As such the proposal would not conflict with Policy DMP17.*' Policy DMP17 has been superseded by policy BH11 and the policy has the same wording for criterion b). Officers agree that this is not a policy requirement, and that the development plan must be read as whole when considering each development. It is also noted that in this particular instance, the external amenity space for the upper floor flat is accessed directly via the private foyer for the upper floor flat, which differs from most conversion schemes. While this is not directly from a living space of the flat, it is significantly more direct than those schemes which include flats where one must go out the front door, across the frontage and down a side alley. In summary, the inspector's decision on the previous appeal is a material consideration being relevant to the same site and the same relationship between the flat and the amenity space. The wording for DMP17 is the same as the wording for the new policy BH11, and the proposal is considered to accord with this policy.

2.3 Objections have been received to the principle of the development and that a flat conversion is not characteristic of this area. The Council's Local Plan recognises that new homes are required and that some of those will be delivered through the conversion of houses into flats. Specific criteria are set out for this, and the proposal accords with those criteria (as discussed above). The development is considered to accord with Brent policy BH11 and the general principle of the conversion to flats is considered acceptable.

3. Standard of Accommodation

3.1 Local Plan Policy DMP1 states that new development must provide high levels of internal and external amenity. The size of dwellings and rooms should be consistent with London Plan Policy D6 including Table 3.1 'Minimum internal space standards for new dwellings'.

3.2 The proposed 1 bedroom dwelling, Flat 1, at ground floor would have a total floor area of 88.5 sqm and therefore would exceed the minimum space standards for a 1b2p unit. The bedroom would be well-sized exceeding minimum floor standards. All habitable rooms would be served by front or rear window providing good levels of light and outlook. 0.7 sqm of storage space would be provided underneath the staircase. Although this figure is slightly below the 1 sqm stipulated within London Plan policy D6, the 0.3 sqm shortfall would not significantly affect the quality of accommodation. Also, given the generous internal floorspace, it is likely additional storage could be provided within the dwelling.

3.3 The proposed 3 bedroom dwelling, Flat 2, would be set across the first floor and in the converted loftspace and would have a total floor area of 80.2 sqm with an additional 9.2 sqm within the ground floor entrance foyer and staircase. When discounting the ground floor area, the dwelling falls short of the 84 sqm required for a 3b4p dwelling across 2 storeys. When including the area, the dwelling falls slightly short of the 90 sqm required for a 3b5p dwelling across 3 storeys. The appeal inspector reasoned that:

For a 3 bed, 4 person dwelling set over three floors, the space standards require a minimum internal floorspace of 90 square metres.

The proposed 3 bed flat would, according to the Council's own figures, fall short of this requirement by less than 2 metres. This is not a significant amount and I note that the proposed bedrooms and living area would all receive sufficient light and have acceptable outlooks. Consequently, the shortfall in floorspace would not harm the living conditions of future occupants of this flat.

3.4 The Inspector's decision is a material consideration. All bedrooms would adequately sized with front or rear windows providing good levels of outlook and light. Sufficient built-in storage space is indicated under the eaves. As such, the shortfall in internal floorspace is not considered to have a significant impact on the standard of amenity for future occupants.

4. External Amenity Space

4.1 London Plan Policy D6 states where there are no higher local standards, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings with an extra 1sqm for each additional occupant. The space must achieve a minimum depth and width of 1.5m.

4.2 Policy BH13 establishes that all new dwellings are required to have external private amenity space of a sufficient size and type to satisfy its proposed residents' needs. This is normally expected to be 50sqm per home for family housing (3 bedrooms or more) situated at ground floor level and 20 sqm for all other housing.

4.3 Private amenity space should be accessible to all dwellings from a main living room, ideally without level changes. It should also be planned to take maximum advantage of daylight and sunlight. Where sufficient private amenity space cannot achieve the full requirement of the policy, the remainder should be provided in the form of communal amenity space.

4.4 Flat 1, would have access to the amenity space of 22.2 sqm accesses via the lounge at ground floor. This would meet the 20sqm required under Brent standards of a unit of this size. It would also meet London Plan standards. The area would be suitably private and landscaped to provide amenity for future occupants.

4.5 Flat 2, would have access to an amenity space overall of 59 sqm including the side alley access. The area that exceeds 1.5 sqm in width that would be the most useable would equate to approximately 51.9 sqm. The space would not directly accessed from a main living room and would require a level change. The space would be sufficiently private, landscape with the removal of the rear outbuilding would provide good opportunity for recreation for future occupants.

4.6 The previous appeal was only dismissed (refused) by the Inspector due to the inadequate provision of external amenity space. As discussed above, the proposal now materially accords with policy targets for external amenity space and the proposal is considered to accord with the Council's Local Plan policy BH13.

5. Character and Appearance

5.1 Brent's Policy DMP1 and the Brent Design Guide SPD1, provide further guidance on principles of good design. Local Plan Policy BD1 seeks the highest quality of architectural and urban design, including innovative contemporary design that respects and complements historic character.

5.2 The development involves internal alterations, the removal of the rear outbuilding, subdivision of the rear garden, the partial removal of the side extension, refuse and cycle storage to the front garden, a front boundary treatment and hard and soft landscaping.

5.3. The works would be minor alterations and would improve both the appearance and the setting of the property. The removal of the side extension and outbuilding would create access to the rear garden and provide opportunity for soft landscaping and the front garden alterations would create a more attractive street scene frontage.

6 Impact to Neighbouring Amenity

6.1 Local Plan Policy DMP1 seeks to ensure new development, amongst other things, does not unacceptably increase exposure to noise, light and general disturbance. This is supported by SPD1 and SPD2 which both contain guidance that seeks to protect neighbour amenity.

6.2 It is always necessary for developments to take into account the residential amenity of

neighbours and impact on the environment. In this case, the proposal complies with the principles of good neighbourliness and the protection of existing residential amenities. The development would not result in any significant loss of light, outlook or privacy for neighbouring occupiers, nor would it lead to an unacceptable increased sense of enclosure or undue noise and disturbances.

6.3 To the east the site is bordered by No.71 Hardinge Road and to the west the site adjoins No.67 Hardinge Road. To the rear, the garden is border by No.12 and No.14 Irwin Gardens.

6.4 The external changes would reduce impact of the property by reducing the overall footprint of the dwelling and ancillary buildings. The development would not result in significant loss of light or outlook.

6.5 Objectors have raised concern regarding the noise associated with the increase in intensity of the use of the site. While the amount of dwellings would increase on site, there would not be an increase in number of bedrooms, and local plan policy recognises that suburban densities will increase through both conversions and new developments. Therefore, it is unlikely that additional occupancy give rise to a significant and unacceptable rise in neighbour amenity impacts in terms of noise and disturbances.

7 Transport and Highways

7.1 Hardinge Road is a local residential access road. The entire front garden is block paved for 2 cars accessed via 8m wide crossover shared with No.67 and a 5.3 wide opening in boundary fence. The site has moderate access to public transport (PTAL 3).

7.2 As the site has moderate access to public transport services, the existing 5-bedroom house is therefore allowed up to 1 off-street parking spaces and the existing fully paved front garden provides parking in excess of that allowance.

7.3 The proposed conversion of the property to two flats (1-bed & 3-bed) will increase the parking allowance to 1.75 spaces. One space is indicated which would reduce the parking provision from its current level. The retention of the one off-street parking space is therefore considered acceptable and its alignment at 90 degrees to the highway on the eastern side of the site is an improvement on the existing

arrangement, allowing the western side of the front garden to be soft landscaped (46% coverage) to improve the appearance of the property in the streetscene and natural drainage.

7.4 Hardinge Road is not a heavily parked street, so parking for the additional flat can be safely accommodated on-street along the site frontage if desired.

8 Cycling

8.1 The London Plan requires 1.5 secure bicycle parking spaces for the 1-bed flat and two spaces for the 3-bed flat.

8.2 Spaces have been indicated within a locker in the front garden and within the entrance foyer for the upper floor flat. While spaces in the entrance foyer may slightly difficult to access, it would allow for the front garden to be neatly arranged and accommodate a bin store and soft landscaping. As such, the provision in this location is considered acceptable in this case.

9 Refuse

9.1 One 120L wheeled bin, one wheeled bin 240L bin and two kerbside containers have been shown within a bin store within the front garden. This is considered sufficient waste provision for the dwellings and would allow for easy access for collection from the highway.

10 Biodiversity and Greening

10.1 Policy BG11 sets out that all development should achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area. Brent Local Plan Policy BH4 requires all minor development proposals to achieve an UGF score of 0.4 on site.

10.2 A score table measuring the UGF has not been accompanied with this submission. Nevertheless, the proposal would involve a landscape plan involving, permeable paving, shrub planting,

softscaping and a new native birch tree. Overall, the landscape plan would significantly increase the greening of both the front and rear garden.

11 Sustainable Drainage

11.1 Policy BSUI4 sets out proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems.

11.2 The proposal would not alter existing drainage systems. The introduction of soft landscape and permeable paving would aid the natural drainage of the site.

12 Fire Safety

12.1 London Plan policy D12 indicates that the fire safety of developments should be considered from the outset. This includes measures to demonstrate space identified for the appropriate positioning of fire appliances, appropriate evacuation assembly points and floor layouts and cores planned around issues of fire safety for all building users.

12.2 The application has not been accompanied with the fire safety information set out within D12a of London Plan. However, formal approval under the Building Regulations will be required if the scheme goes ahead, and therefore given the scale and existing layout and arrangement of the building, the absence of the fire statement does not render the scheme unacceptable.

13 Equalities

13.1 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)

14 Conclusion

The proposed development is acceptable in principle. The proposed conversion and external alterations are considered to be acceptable in terms of impact to character and appearance of the subject property and the wider streetscene and are not considered to have an adverse impact on the amenities of neighbouring properties. The proposal is considered to accord with the development plan having regard to material considerations.

Approval is accordingly recommended.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 22/0626

To: Ms Vekaria
Saloria Architects
156 High Road
Willesden
NW10 2PB

I refer to your application dated **21/02/2022** proposing the following:

Proposed conversion of single dwellinghouse into two self-contained flats, associated internal alterations, subdivision of rear garden, removal of rear outbuilding, partial removal of side extension, installation of refuse storage and cycle storage in front garden, front boundary treatment, associated hard and soft landscaping.

and accompanied by plans or documents listed here:
See condition 2

at **69 Hardinge Road, London, NW10 3PN**

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: 09/08/2022

Signature:

Gerry Ansell
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:-

National Planning Policy Framework 2021
The London Plan 2021
Brent Local Plan 2019-2041

- 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):

180105-07-P0 Block Plan
180105-00-P0 Location Plan
180105-08-P5 Existing and Proposed Plans and Elevations
180105-09-P4 Proposed Plans and Elevations

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

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

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

- 4 The landscape works and planting shown on the approved plans shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Authority.

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 and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the area.

- 5 The approved cycle parking, refuse storage and parking arrangements shall be implemented in full prior to first occupation of the development and permanently retained as approved unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure satisfactory facilities for future occupiers.

INFORMATIVES

- 1 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

- 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

Any person wishing to inspect the above papers should contact Lena Summers, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5233