

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

2 July, 2026  
06  
25/1022

## SITE INFORMATION

RECEIVED	3 April, 2025
WARD	Brondesbury Park
PLANNING AREA	Brent Connects Kilburn
LOCATION	Thanet Lodge Garages, Mapesbury Road, London
PROPOSAL	Demolition of garage block and erection of a new dwellinghouse with associated amenity space, provision for new pedestrian access and cycle and refuse storage and creation of additional hardstanding to allow reconfiguration of the parking layout (amended description)
PLAN NO'S	See condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_172974">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_172974</a></p> <p><b><u>When viewing this as a Hard Copy</u></b></p> <p><b>Please use the following steps</b></p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "25/1022" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following planning obligations;

1. Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance.
2. Notification of material start 28 days prior to commencement.
3. A requirement to submit the Statutory Biodiversity Metric to identify the pre-development biodiversity value of the site prior to commencement of development.
4. In the event that the house is not construction as a self-build in line with the legal definition of Self Build and Custom Build Housing or subsequently sold or occupied for persons other than the applicant within 3 years after the house is completed to notify the Council in writing. The owner would then be required to secure off site BNG units either through registered offsite biodiversity gains or statutory biodiversity credits to secure the 10% net gain in biodiversity, with such evidence submitted to the Council.
5. Any other planning obligation(s) considered necessary by the Head of Planning.

That the Head of Planning and Development Services or other duly authorised person is delegated authority to negotiate the legal agreement indicated above.

That in the event that the Section 106 Agreement is not completed, the Head of Planning and Development Services or other duly authorised person is delegated authority to refuse the application due to the lack of a completed Section 106 Agreement.

That the Head of Planning and Development Services or other duly authorised person is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

1. Three-year commencement rule
2. In accordance with approved plans
3. Obscured glazed
4. Water Consumption
5. Accessible Home
6. Bin and cycle store compliance
7. Replacement Trees within wider site
8. Compliance with extended car park area
9. External Materials
10. Hard/ soft landscaping and lighting details

### Informative

1. BNG exempt
2. Party Wall Act
3. Building Near Boundary
4. CIL Liability

1. That the Head of Planning and Development Services or other duly authorised person 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 or other duly authorised person 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

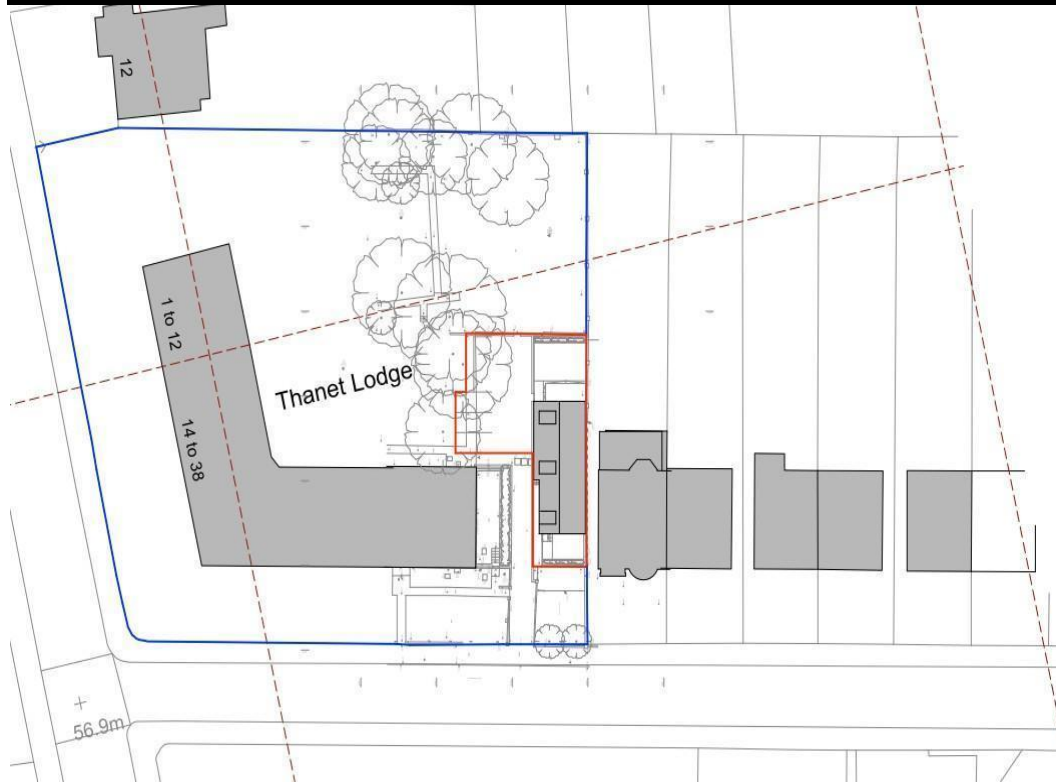


**Brent**

## Planning Committee Map

Site address: Thanet Lodge Garages, Mapesbury Road, London

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This map is indicative only.

## PROPOSAL IN DETAIL

Demolition of garage block and erection of a new dwellinghouse with associated amenity space, provision for new pedestrian access and cycle and refuse storage.

## EXISTING

This application relates to a single storey garage plot which sits to the eastern side of Thanet Lodge which is an L-shaped building located on a corner plot fronting both Mowbray Road to its south and Mapesbury Road to its west. Thanet Lodge is 4-5 storey high and contains 43 residential flats, with a large plot of amenity space to the rear.

The application site also contains a shipping container to the rear of the garage block and an area of hard standing that is used for off street parking accommodating up to three car parking spaces.

The site is located in the Brondesbury Conservation Area (a designated heritage asset) but does not contain any listed building and is not located in close proximity to a listed building.

## AMENDMENTS SINCE SUBMISSION

Minor revisions have been made to the fenestration, materials and dormer sizes as well as a slightly reduced width.

An addendum to the daylight and sunlight report has been received which provides a no-sky line/daylight distribution test to the neighbouring amenities of the basement flat of no.43 Thanet Lodge and the adjoining no.45 Mowbray Road.

A revision has been made to the proposed site plan to show a reduction in car parking spaces to 4, reduced from 6, while some further detail on the tree pits closest to these parking spaces has also been provided.

## 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 deciding on the application:

**Representations Received:** Representations were received from 18 objectors and 2 neutral comments. A number of issues were raised. The objections have been considered and are summarised in more detail below and discussed in the report.

**Principle of Development:** The London Plan and Brent's Local Plan recognise the role of small sites in the delivery of new homes that are needed in the borough. The site has a Public Transport Accessibility Level (PTAL) of 4 and is within a priority area for housing. The general principle of residential development is supported in this location, contributing towards the Council's housing targets. The site has an extant planning permission for the demolition of the existing garages and construction of a dwelling.

**Design and appearance:** The proposal is considered to represent a good standard of design within the site and would not result in a harmful impact on the character and appearance of the Brondesbury Conservation Area.

**Highway impacts:** The site is within an area with good PTAL of 4 for public transport. The proposal would result in the loss of six garages and an area of hardstanding to the rear that could accommodate 3 parking spaces. The plans show that alterations would be made outside of the site within land that is in the same ownership of the applicant to create 4 car parking spaces off-street which would be a reduction from the existing 8-9 spaces. Transportation officers have reviewed the proposal and consider that there would be sufficient capacity taking into account both the proposed off-street parking provision and on-street parking availability on the surrounding streets. The new home would be provided with secure and covered cycle parking as well as refuse storage.

**Residential amenity:** The proposal would not result in a significant impact on the residential amenities of Thanet Lodge occupiers in terms of noise and disturbance, daylight and sunlight or overlooking to any immediate adjoining residential neighbours having regard to the provisions in SPD1. In relation to 45 Mowbray Road, the submitted information shows that the eaves of the proposed building will be above the SPD1 45 degree line but set below the parapet height of the existing garages, with a pitched roof that rises above the height of the existing roof away from the boundary. The rearward 2.55 m (approx.) of the proposed building is situated to the rear of the existing garages, with a storage container situated in this location. The eaves of the proposed building are approximately 0.55 m above the height of the container and the proposal results in additional impact beyond that of the existing container. This impact must be balanced against the benefits of the proposal.

**Trees, landscaping, and ecology:** The proposal would not result in the loss of any trees within the application site. The proposal would increase the amount of soft landscaping within application site, and there are opportunities for enhancements, and such details would be secured through a planning condition.

**RELEVANT SITE HISTORY**

**Application reference: 24/0296**

Proposal: Proposed part demolition of garage block and erection of a single storey dwellinghouse with associated amenity space, alterations to boundary treatment and provision for new pedestrian access, cycle and refuse storage.

Outcome: Application granted at planning committee, decision issued 08.08.2024

**Application reference: 20/0600**

Proposal: Proposed part demolition of garage block and erection of a single storey dwellinghouse with associated amenity space, alterations to boundary treatment and provision for new pedestrian access, cycle, and refuse storage

Outcome: the application was dismissed by the planning inspectorate following an appeal made by the applicant against the non-determination of the application from the council. Appeal date 21.05.2021.

**CONSULTATIONS**

The application was originally consulted on 24th April 2025 for a 21 day consultation period with letters sent to 66 addresses. Re-consultation was carried out on 2nd December 2025 and on 29th May 2026 (both for 21 days) following amendments to the scheme to extend the area of hardstanding to accommodate a rearranged car parking area.

The application was also advertised in the local press and through a site notice.

In total 20 objections have been received (some of which submitted multiple comments and 7 did not provide an address). These representations raise the following matters:

Reasons for objecting	Officer Comment
Poor design and overdevelopment	This will be addressed in the design and heritage impact section of this report.
Adverse impact on air quality ventilation of neighbouring properties	This is assessed further in the air quality section of this report.
Issues with construction management and its impact on driveway and associated noise and	It is acknowledged that construction works would lead to some degree of noise and disturbance to neighbouring properties and will affect traffic movement. Any statutory nuisance is addressed

pollution impact. Additional concerns raised with maintenance of party walls during and after construction.	through environmental health legislation. The proposal itself for one new home would be appropriate for the residential context of the wider area and would not result in noise levels beyond that type experienced for a residential dwelling. Party wall issues are not material planning considerations however an informative has been attached advising the developer of their obligations during construction to mitigate against party wall issues.
Adverse impact on character and appearance of conservation area	This is discussed in the design and heritage impact section of this report.
Issues with refuse areas, potential for odours and pests	The proposal is considered to have sufficient refuse storage, and the refuse can be easily served from the front of the site. Issues related to potential for odours need not be a significant concern with appropriate management. There is also a quality of accommodation section in this report which addresses this further.
Lack of information on drainage, waste, and utilities	The submitted design and access statement does provide some information on these matters. It is noted that the proposal would offer similar measures to that as previously approved under the application 24/0296 and so are therefore considered to be acceptable for this application.
Adverse impact on light and ventilation to residents in wider site and neighbouring sites	This will be assessed in the neighbouring amenity section of this report.
Loss of outlook	This will be addressed in the quality of accommodation section of this report.
Loss of privacy/overlooking	This will be assessed in the neighbouring amenity section of this report.
Reduced parking availability and increased on-street parking stress.	This will be assessed in the highways section of this report.
Concerns with impact on the safety and usability of existing access, refuse and parking arrangements.	A separate footway is proposed for pedestrians to the new house, so that they do not need to share the narrow driveway with vehicles. Therefore, it is considered this would ensure adequate safety for future occupiers.
Proposal fails to achieve high levels of sustainability	This will be addressed in the energy and sustainability section of this report.
Concerns with fire safety	This is considered in section 9 of this report. Detailed fire safety regulations are covered by building control standards.
Loss of green space	This is covered in section 3 of this report. The communal garden area to the rear of the site would not be reduced as a result of the development.

Issues have also been raised regarding the maintenance works carried out to the existing buildings on site, potential structural issues to the garages and neighbouring buildings, and issues relating to the freeholders'

legal rights to develop on this land and issues relating to paying for the service charge of the building.

However, these are not material planning considerations and so will not be addressed further in this report.

Issues have also been raised regarding applications on previous works by the freeholder and impacts relating to damage, disruption and costs to residents. However, each application is assessed on its own merits and officers can only consider the planning merits of the scheme. No further comment will be made on this matter in the report.

## **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 as is relevant to this proposal is comprised of the:

London Plan 2021

Brent Local Plan 2019-2041

Key policies of the London Plan 2021 include:

GG2: Making the best use of land.

GG4: Delivering the homes Londoners need.

D3: Optimising site capacity through the design-led approach

D4: Delivering good design.

D6: Housing quality and standards

D7: Accessible housing

D12a: Fire Safety

H1: Increasing housing supply.

H2: Small sites

HC1: Heritage conservation and growth

G5: Urban greening

G6: Biodiversity and access to nature

G7: Trees and woodlands

SI5: Water infrastructure

SI 13: Sustainable drainage

T5: Cycling

T6: Car parking

T6.1: Residential parking

T7: Deliveries, servicing, and construction

Key policies of the Local Plan 2019-2041 include:

DMP1 – Development Management General Policy

BD1 – Leading the way in good design.

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

BHC1 – Brent's Heritage Assets

BGI1 – Green and Blue Infrastructure in Brent

BGI2 – Trees and Woodland

BSUI4 – On-Site Water Management and surface water Attenuation

BT2 – Parking and Car Free Development

The following are also relevant material considerations:

National Planning Policy Framework 2024

Brent Waste Planning Guide 2013

Brent's Design Guide – Supplementary Planning Document 1 2018

Residential Amenity Space & Place Quality – SPD – 2023

Sustainable Environment & Development – SPD – 2023

## **DETAILED CONSIDERATIONS**

### **Background**

1. The proposal involves the demolition of the existing garage block and the removal of the shipping container sited behind the garage, and the erection of a single storey dwellinghouse with associated amenity space to the front and rear of this dwellinghouse, alterations to boundary treatment and the provision for a new pedestrian access along the western flank elevation of the building. New cycle and refuse storage would be added to the front. The area of hardstanding to the rear would be replaced with the rear amenity space for the new dwellinghouse.
2. The new dwellinghouse would replicate the footprint of the existing garage block and shipping container to the rear (but be set further away from the road frontage). The plans show that the majority of the garage block would be demolished other than the existing boundary wall to be retained along the boundary with No. 45 Mowbray Road. The shipping container would also be removed.
3. An application for the demolition of the garage block and the erection of a new dwellinghouse was

previously considered under planning reference 24/0296 where planning committee resolved to grant consent at the meeting on 7th August 2024. The planning permission was granted on 8th August 2024. The approved consent differs from the current proposal in design merits (as explained in the design and heritage impact section of this report) whereas the current proposal offers a family-sized (3-bedroom) home compared to the approved 2-bedroom home.

4. The extant permission referred to above forms a material consideration when assessing the subject application.

### **Principle of development**

5. Policy BH1 sets out the need for the Council to maximise the opportunities to provide additional homes in the period to 2041, with a minimum 23,250 homes in the period 2019/20-2028/29 and a minimum of 46,018 homes in the period 2019-20-2040/41. The policy identifies Growth Areas, site allocations, and appropriate windfall sites to support the delivery of the additional homes.
6. Policy BH2 sets out priority areas for additional housing provision within Brent. In addition to the Growth Areas and Site Allocations, policy BH2 identifies town centres, edge of town centres, areas with higher levels of public transport accessibility levels and intensification corridors as priority location where the provision of additional homes would be supported.
7. Policy H2 of London Plan identifies that for London to deliver more of its housing, a substantial contribution from smaller sites below 0.25 hectares in size will be required. It sets a Brent minimum target of 4,330 for the period 2019/20 – 2028/29. Policy BH4 relates to small sites and small housing developments in Brent ((below 0.25 hectares or 25 dwellings in size) and in line with policy H2 of London Plan, sets out that small housing developments delivering a net addition of self-contained dwellings through the more intensive and efficient use of sites, where consistent with other policies in the development plan, will be supported within the priority locations of PTAL 3-6, intensification corridors, or a town centre boundary through:
  - the infill of vacant or underused brownfield sites
  - residential conversions, redevelopment, extensions of dwellings, or infill within the curtilage of a dwelling
  - the redevelopment of flats, non-residential buildings, and residential garages
  - upward extensions of flats and non-residential buildings
8. In these priority locations, the character of the existing area will be subject to change over the Local Plan period. Outside the priority locations greater weight will be placed on the existing character of the area, access to public transport and a variety of social infrastructure easily accessible on foot when determining the intensity of development appropriate.
9. Policy BH4 highlights that developments that demonstrably fail to optimise potential housing delivery on a site or prejudice more comprehensive development particularly that of a site allocation, will be refused.
10. The site lies within PTAL 4 and is therefore within a priority location for housing. The principle of the development is therefore acceptable.

### **Design and heritage considerations**

#### *Policy context*

11. Policy DMP1 sets out the need for development proposals to be:

(a) of a of a location, use, concentration, siting, layout, scale, type, density, materials, detailing and design that provides high levels of internal and external amenity and complements the locality.

(f) safe, secure and reduces the potential for crime

12. Policy BD1 highlights the need for all new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character but is also fit for the future.
13. In delivering high quality design, development proposals will be expected to show how they positively address all the relevant criteria within London Plan design policies and the Brent Design Guide.
14. Section 72(1) of the Planning (Listed Building and Conservation Area) Act 1990 (as amended) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
15. Paragraph 207 of the NPPF highlights that when determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 208 goes on to say that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
16. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 212 of the NPPF highlights that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 212).
17. Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 214).
18. Where a development proposal will lead to less than substantial harm significance of a designated heritage asset, paragraph 215 of the NPPF highlights that the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### *Assessment*

19. The site is located within the Brondesbury Conservation Area. In terms of the significance of the conservation area, the Brondesbury Conservation Area (a designated heritage asset) is characterised by grand Victorian Villas built in the main by William Hancock between 1883 and 1886, as set out in the Brondesbury Conservation Area Character Appraisal. The garages are situated alongside a pair of such Victorian villas, and the rest of the street is well preserved with such villas along one side. The character appraisal makes the point that the villas are separated by blocks of flats. Opposite, long gardens and open character and later infill development.
20. This site forms the garages to Thanet Lodge which was constructed around 1938. The garages are contemporary with its construction, single storey, and of no special interest. Therefore, these features do not contribute to the character and appearance of the conservation area and no objection is raised to their loss.
21. The proposed new dwelling would result in a similar footprint to the existing garages and the new dwellinghouse approved as part of the 2024 consent. The proposed height would be larger than the existing garages and the extant permission and would incorporate a pitched roof design (increasing the overall height by approx. 2.4m to the ridge), however the eaves line would be similar to the garages which would restrict the massing to some degree and limit an overbearing appearance. The addition of new fenestration to the front would be an enhancement in visual terms to the character and appearance of the host property and wider streetscene.
22. Following amendments, the revised drawings show that projecting coping stone to be used with the roof set lower, behind. The roof would be made of red clay pantiles. Some minor amendments have also been made to ensure that the fenestration and dormer windows would be more proportionate with each other,

to improve the visual appeal of the proposal in this setting. Brent's Principal Heritage Officer has advised that based on the revised drawings that the proposal would preserve the character and appearance of the conservation area.

23. The existing front garden area/setting will remain the same, including the existing brick boundary wall and fence and grassed area while a new laurel hedge would be added directly in front of the cycle storage area behind the front brick wall to the new house. A detailed section has been provided which shows the brickwork bonding, brick plinth, lintels, fenestration, and parapet. This confirms that the overall appearance will match that of Thanet Lodge and that it will be in keeping with character of the locale. It will not look out of place and will preserve the character and appearance of the conservation area.
24. SPD1 also states that building materials should be durable, attractive and respect local character. This has been shown on the submitted drawings; however, officers will attach conditions requiring further details of the brickwork proposed and of the cycle and refuse storage before full completion of the development.
25. In conclusion, as discussed above, the proposal would not be considered to result in harm to the significance of the Brondesbury Conservation Area as discussed above. It would preserve the character and appearance of the Brondesbury Conservation Area.

### **Impact to neighbouring amenities**

#### *Policy context*

26. Policy D6 (part D) of London Plan highlights the need for development to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
27. Regarding daylight, sunlight and outlook impact, Brent's SPD1 Design guidance states that the building envelope should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from height of two metres above floor level. Where proposed development adjoins private amenity / garden areas then the height of new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of two metres.
28. Furthermore, where buildings would be within a 25-degree line of existing windows, the Building Research Establishment considers that levels of light to these windows could be adversely affected and recommends further analysis of the impacts. A more detailed assessment of daylight and sunlight impacts based on the BRE's Site Layout Planning for Daylight and Sunlight (BRE209) 2022 guidance is required where the 25-degree test is not met.
29. The BRE Guidelines recommend two measures for daylight. Firstly, the Vertical Sky Component (VSC) assesses the proportion of visible sky that is visible to a specific point on the outside of a property, which is related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window. Secondly, the No Sky Contour or Daylight Distribution assesses the area of the room at desk height (850mm height from floor level) from which the sky can be seen.
30. The guidance suggests that the existing daylight may be noticeably affected by the new development if:
  - Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and / or
  - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
31. To assess impacts on sunlight to existing south-facing windows and amenity spaces, assessment of Annual Probable Sunlight Hours (APSH) is recommended. The guidance sets a target for windows of 25% of total APSH including 5% in winter months for windows (WPSH), and for amenity spaces to receive at least two hours sunlight on 21 March and not less than 0.8 times their former value.

32. The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no skyline is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value. The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known.
33. A daylight/sunlight impact assessment has been submitted as part of this application created by Point 2 Surveyors limited, in accordance with BR 209 (2022) guidelines. The assessment has been undertaken using the VSC, NSL, and APSH (sunlight) tests set out within the 'BRE Daylight and Sunlight Planning Guide (2022).
34. However, the BRE also recognises that different criteria for daylight and sunlight may be used in dense urban areas where the expectation of light and outlook would normally be lower than in suburban or rural areas and support the use of a 'mirror image' analysis in such cases. The NPPF 2024 also supports a flexible approach to applying standards to make efficient use of sites.

#### *Assessment*

35. The proposal site adjoins neighbouring residential properties of no's 45 Mowbray Road to the east of the site which contains 4 no flats between basement and second-floor level and to the west the existing residential units within Thanet Lodge, which have side facing windows and doors that face into the development. The site also adjoins some communal garden space to the rear which belongs to Thanet Lodge.

#### *45 Mowbray Road*

36. In terms of privacy the new dwellinghouse would not contain any flank wall windows or roof lights that would result in direct overlooking into the habitable room windows or rear garden of No. 45 Mowbray Road.
37. The new dwellinghouse would not project any deeper into the rear garden from the lower ground floor flat at No. 45 Mowbray Road compared to the existing garages and shipping container. These currently project approximately 3.36m beyond the existing single storey rear extension. The height of the eaves of the new dwellinghouse would be marginally lower than the parapet height of the existing garages but the pitched roof would slope upwards away from No. 45 Mowbray Road by an additional 2.28m above the existing parapet level. This would result in a total height of approximately 7.1m from the ground level of No. 45 Mowbray Road, so when viewed from the rear garden and rear habitable room windows there would be an increased sense of enclosure and overbearing appearance. The rearward element (approx. 2.55 m deep) of the proposed house would be situated in the location of the shipping container, with the height of the shipping container approximately 0.55 m lower than the parapet of the existing garage. As such, the construction of the proposed house would result in an increase in the height adjacent to the boundary and an associated increase in impact on No. 45. The sloping nature of the roof reduces the impact of the additional height and it is noted that the extension is open plan with a number of windows and doors within the rear elevation and the overall garden remains with a sense of openness. Nevertheless, the proposal would result in additional impact that must be weighed against the benefits of the proposal.
38. The daylight and sunlight report demonstrates that all windows of No. 45 Mowbray Road will exceed BRE guidance levels, with VSC reducing up to a maximum of 5.1% and daylight distribution reducing by up to a maximum of 1%. The proposal would not result in a noticeable affect on daylight to the flats within No. 45 Mowbray Road and indeed some cases would see an improvement upon the existing conditions. Likewise, the scheme would result in a loss of 1% of sunlight to the area of rear garden at No. 45 Mowbray Road receiving at least two hours of sunlight on 21st March and would therefore fully comply with BRE guidelines. There would not be a noticeable impact to sunlight to this rear garden.

## *Thanet Lodge*

39. In terms of privacy, the proposed side facing windows, would be obscure-glazed and fixed shut as outlined on the proposed drawings to mitigate against loss of privacy/overlooking to the Thanet Lodge side windows which are positioned approximately 8.4m away from the proposed side windows. It is also noted that the windows at basement level within this block face onto a boundary treatment which would also function as a screen to prevent direct overlooking. The front and rear facing habitable room windows would not directly face any neighbouring properties. Therefore, the proposal would not result in a significant loss of privacy/overlooking impact.
40. Thanet Lodge contains a basement flat at No. 43 Thanet Lodge which has habitable room windows that face onto to the access road and the new dwellinghouse. Direct overlooking is screened by the sunken terrace directly outside No. 43 Thanet Lodge which sits lower to the access road. The new dwellinghouse would not breach 45 degree line when measured from the sunken terrace.
41. Additionally, a revised daylight and sunlight assessment has been submitted by the applicant which includes a daylight distribution/ no sky-line assessment to demonstrate the impact to the existing basement flat at no.43 Thanet Lodge adjacent to where the proposed house would be, as well as considering the impact to the sites neighbouring properties of 45 Mowbray Road and 1-38 Thanet Lodge.
42. The impacts to daylight and sunlight in relation to Thanet Lodge have been tested. Windows that face the development between the ground and second floor have been tested for VSC. However, the development would fall below the 25 degree line for windows of the ground floor flats and those above, so the development would comply with BRE guidance for those flats without the need for further testing to be undertaken. Both VSC and Daylight Distribution have been tested for the basement flat. Levels of VSC have been shown to reduce by up to 1.6 %, comfortably within the 20 % level specified in guidance. In relation to Daylight Distribution, levels have been shown to reduce by 2 % for the Kitchen / Living / Dining room and 31 % for the bedroom. Therefore, while levels of light to the bedroom achieve BRE guidance levels when assessed for VSC, levels of reduction for the bedroom go beyond the 20 % guidance level in relation to Daylight Distribution. The hallway would experience no loss in relation to Daylight Distribution.
43. Whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The BRE guidance also states that bedroom windows target for light is far less than for other habitable rooms (kitchen 200 lux, living room 150 lux, bedroom 100 lux) and in this instance the levels of light achieved to the living/dining/kitchen space is in accordance with the guidance for daylight distribution and VSC. When also considering the level of daylight distribution levels to this neighbouring hallway would be in accordance with the BRE guidelines, it is considered that the level of daylight received to this flat overall would be acceptable. Furthermore, there would be no loss of sunlight to the external amenity spaces within Thanet Lodge.
44. Impacts of development must also be balanced against the benefits of a proposal. There is a significant need for new homes and in particular, family sized homes. This need is not just for Affordable homes, with a significant number of private homes also required. The proposal would result in the provision of a new home which will help to meet housing need in Brent which is considered to be a significant benefit. While the report does establish some harm to the bedroom window of no.43 Thanet Lodge, the proposal would meet BRE guidelines in relation to all other windows as well as having an acceptable impact to garden spaces in these respects.
45. Overall, the impacts of the proposal on a bedroom of an adjoining flat is considered to be significantly outweighed by the benefits of the proposal.

## **Quality of accommodation**

### *Internal amenity space*

- 46.** Policy D6 of London Plan sets out that housing developments should be of high-quality design and provide adequately sized rooms with comfortable and function layouts which are fit for purpose and meet the needs of Londoner's without differentiating between tenures. Part (c) highlights that housing developments should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the designed approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- 47.** Part F of Policy D6 sets out that housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained:
- 48.** Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1, which includes the following:
- 1. A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.*
  - 2. A one bedspace single bedroom must have a floor area of at least 7.5sq.m. and be at least 2.15m wide.*
  - 3. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5sq.m.*
  - 4. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1sq.m. within the Gross Internal Area).*
  - 5. Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.*
  - 6. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above.*
  - 7. Any built-in area in excess of 0.72sq.m. in a double bedroom and 0.36sq.m. in a single bedroom count towards the built-in storage requirement.*
  - 8. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling*
- 49.** The proposal would create a new residential home which would be over two-storeys, containing 3x double bedrooms thus would be a 3-bedroom 6-person unit. As set-out in table 3.1 of the London Plan, a unit of this size would require a GIA (gross internal area) of 102sqm, and each bedroom would require a GIA of 11.5sqm and a minimum width of 2.75sqm for at least one bedroom with the others to achieve at least 2.55m width. The proposal complies with this standard for bedrooms and provides a surplus on the GIA requirement, providing approx. 133sqm GIA.
- 50.** While the proposal only includes 1.9sqm approx. of built in storage space, given the surplus in GIA, the dwelling could easily be reconfigured to accommodate the additional storage space.
- 51.** The proposed dwelling would contain at ground floor level the living/kitchen/dining room at the rear and a bedroom at the front. Both of these rooms would be served by outlook in either a northern or southern aspect with the addition of flank wall windows to allow for additional natural light and ventilation. The flank wall windows would be obscure glazed at a height up to approx. 1.8m from internal floor level to maintain privacy to the occupants of the new dwellinghouse given their siting close to the shared access into the wider site. The level of outlook and natural light at ground floor level would be similar to the extant consent with the depth of the front and rear gardens and boundary treatments comparable to the extant permission. It is also noted that the current proposal only contains one bedroom at the front with windows to the front and side elevations whereas the extent permission contained two bedrooms along the front

with only windows on the front elevation. The proposal now includes an additional floor within the pitched roof to accommodate two additional bedrooms. These bedrooms are served by outlook to the front and rear and also contain flank wall dormer windows that face into the access road. The dormer windows are obscured glazed at a height up to approx. 1.95m. The dormer windows allow for additional natural light and ventilation but the rooms do not rely on outlook from the dormers.

52. Boundary treatment in the form of a fence would be added which would have an approx. height of 2.15m is also proposed to the front garden space which would offer a degree of privacy at the front. The proposed cycle storage has been positioned in the front garden but would not obstruct the front windows. The depth of the front garden would allow for sufficient defensible space from the streetscene.
53. London Plan Policy D6 also requires at least 75% of the GIA of the proposed flat to have an internal floor-to-ceiling height of 2.5m. This exceeds the national standard of 2.3m as higher housing and the urban heat island effect are more prevalent in London, and a higher standard is required to ensure adequate quality in terms of daylight penetration, ventilation and cooling, and sense of space. The proposal would meet this requirement.

#### *External amenity space*

54. Policy BH13 sets out that all new dwellings will be required to have external private amenity space of a sufficient size and type to satisfy its proposed resident's 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.
55. Policy D6 of London Plan sets out that a minimum of 5sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1sq.m should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.
56. The policy highlights that new developments should provide private amenity space to all dwellings, accessible from a main living room without level changes and planned to take maximum advantage of daylight and sunlight.
57. Where sufficient private amenity space cannot be achieved individually for each dwelling to meet the full requirement of the policy; the remainder should be supplied in the form of communal amenity space.
58. Policy D6 (part D) of London Plan highlights the need for development to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
59. The proposal includes private amenity space to the front and rear. The rear private amenity space, which would be the most usable, have an area of 53.7 sqm providing a spacious amenity space that would provide a significant surplus when measured against the minimum 50sqm required for a unit of this size. This space would be directly and easily accessible from the main living room area. Therefore, this space is considered to be acceptable when assessed against the requirements of policy BH13 and also Brent's Residential Amenity Space & Place Quality SPD.

#### *Accessible Homes*

60. In line with London Plan policy D7, the homes should all be delivered to an M4(2) level of fit out, as defined within Part M of the Building Regulations. This will ensure that step free access is provided between the street to all flats and that the flats meet the needs of occupants with differing needs, including some older or disabled people and to allow adaptation of the dwelling to meet the changing needs of occupants over time. The plans indicate that the new dwellinghouse would have step free access. The agent has confirmed that the building would be able to achieve the requirements of Building Regulations and although there would be stepped access to the front of the dwelling, a ramped access would be provided to the rear. Due to the constraints of the site this is considered to be reasonable. It is recommended that a condition is secured for it to be designed to achieve M4(2) requirements. It is recommended that a condition is secured for it to be designed to achieve M4(2) requirements.

### *Noise and disturbance*

61. There would be a degree of noise and disturbance from the proposal new dwelling close proximity to the remaining parking area serving Thanet Lodge. However, the proposal does not have an unusual siting for a new dwelling and would sit over the footprint of the extant permission, therefore, reasonable use as a residential dwelling would not have an excessive impact on the neighbouring occupiers.
62. The bedroom would be located at the front of the dwelling. There would be an insulated cavity wall added to these bedrooms and use of double glazing would mitigate noise from the front to some degree. It is also noted that some of the car parking spaces within the rear of the site would be removed and replaced by the rear garden of the new dwellinghouse.
63. In addition, the existing communal bin store, is separated from the front garden behind the front boundary wall, this would further mitigate noise and odour harm caused from these existing bins in proximity to the front bedroom. The size of the existing bin store area would accommodate 5 x 1100l bins within an existing area of hardstanding.
64. There would be some noise impact to the garden area to the rear, however given its significant open and spacious feel, it is still considered that the quality and usability of this space would not be significantly adversely affected by its close proximity to this parking area.
65. It is therefore considered that there would be no significant adverse impact to future occupiers in terms of noise and disturbance.

### *Water Consumption*

66. For residential development, a Water Efficiency Assessment will be required providing evidence the development will meet the target of 105 litres or less per head per day, excluding an allowance of 5 litres of less per head per day for external water use. A condition will be added to secure these details in accordance with policy BSUI1 of the Local Plan.

### *Summary*

67. Overall, the quality of the accommodation is considered acceptable.

### **Transport considerations**

68. Thanet Lodge faces onto both Mowbray Road and Mapesbury Road. The garage block is accessed from Mowbray Road and access to the new dwellinghouse will also be from Mowbray Road. Both Mapesbury Road and Mowbray Road are located within Controlled Parking Zone MA with restrictions from 10am to 3pm Monday to Fridays. As noted above the site lies within PTAL 4.
69. Maximum car parking allowances for Brent are set out in Appendix 4 of the Local Plan and for residential use, this requires compliance with the standards in Table 10.3 of the London Plan. As the site has good access to public transport services and is located in the well-connected southern part of the Borough, up to 0.5 spaces are allowed for dwelling.
70. Up to 21.5 off-street spaces would therefore be allowed for the 43 existing flats and the existing provision of around 15 spaces in Thanet Lodge is within the maximum parking allowance.
71. The proposal would result in the loss of the area of hardstanding to the rear of the garages and shipping container that is informally used for parking. The hardstanding area located to the west of the application site within the wider boundary of Thanet Lodge were initially proposed to remain and continued to be used for parking for around 6 spaces. However, officers in transportation raised concerns with the insufficient aisle width between the dwellinghouse and the spaces that would result in them not all being useable in practice.
72. Amended plans were received to show that the retained car park would be expanded and re-configured which would result in the re-provision of four spaces, with three of the parking spaces moved slightly further south from their existing spots while the fourth parking space would remain on the existing car

park footprint but angled at 90 degrees to the other parking spaces. A tracking diagram has been shown to demonstrate that the cars can reasonably enter and egress from the site with sufficient space.

73. Policy BT2 requires that any overspill parking that is generated can be safely accommodated on-street. In this case, neither Mapesbury Road nor Mowbray Road is noted as being heavily parked at night and between them they could accommodate a further 16 cars along the site frontages, taking the total parking availability (including both on-street and proposed off-street) to be about 20 spaces.
74. Data from the 2021 Census for flats in the area suggests that car ownership averages just 0.47 cars/household (equivalent to 20 cars for these 43 dwellings). As such, it is considered that the parking provision within the site can be reduced as proposed without being likely to result in parking issues in the area.
75. The London Plan requires the provision of at least two secure bicycle parking spaces for the house. A bicycle store is shown to the front of the dwelling to meet this requirement.
76. An existing shared refuse store will also need to be relocated to accommodate this new house. It is now shown at the front of the site, which in terms of collection is an improvement as it minimises carrying distances for the waste contractor.
77. Finally, the width of the driveway through to the remaining parking court will be reduced from 3.5m to 2.7m by this proposal. For the number of spaces still served, it should really be wide enough for two cars to pass one another (i.e. 4.1m plus margins), but the retention of a single-width access (albeit narrower than existing) does not worsen matters, particularly as the number of spaces served is being reduced through the removal of the garages.
78. A separate footway for pedestrians to the new house would also be proposed with a raised kerb between the remaining access road and pedestrian pathway to the new dwelling.

### **Trees and landscaping**

79. The site falls within the Brondesbury Conservation Area. There are trees protected by a TPO at Thanet Lodge however this is limited to trees on the frontage with Mapesbury Road and Mowbray Road. There are some trees within the vicinity of the proposed development with some small trees to the front of the development and some significant trees to the rear/western side of the car park. Some of the existing car parking spaces are within the root protection areas of the protected trees at the rear of the site.
80. Following amendments and discussions with the councils' trees officer, a revised proposed site plan has been provided along with a detailed drawing of the proposed tree protection measures which include minor excavation works to propose a Cellweb tree root protection system below the parking spaces. The number of car parking spaces have been reduced to 4. Three of the parking spaces would be moved slightly further south from their existing spots while the fourth parking space would remain on the existing car park footprint but angled at 90 degrees to the other parking spaces, and would also be positioned within footprint of existing spaces 5 and 6. This would avoid the most significant damage to the root protection areas of the existing rear trees. It has been noted there would be a degree of harm to the smaller rear tree closest to the Thanet Lodge building, which could lead to its decline in the future. To offset this impact 2 new trees could be planted within the wider grounds of Thanet Lodge and this requirement can be secured with a recommended condition ensuring the planting is carried out prior to occupation of the proposed dwelling. This would ensure that the impact on the tree adjacent to the parking area is sufficiently offset. The proposal would accord with policy BG12 that seeks suitable replacement tree planting where trees are proposed to be removed.
81. The increase in hardstanding to accommodate the amended car park area would result in the loss of around 12sqm of the communal garden for the existing flats. The existing communal garden is around 1500sqm so the loss of 12sqm would amount to less than 1% reduction. This is very minor and would be considered unlikely to adversely impact the usability of the communal garden for existing residents.
82. Supporting information has been provided to demonstrate that the scheme would achieve an urban greening factor score that would achieve a score of 0.39, falling slightly short of the 0.4 score as required

under policy BH4 of the Local Plan or that the scheme would achieve a net gain in biodiversity as set out within policy BG11. However, there would be a to increase in soft landscaping with the introduction of the large lawn space at the rear of the site as well as a smaller Laurel hedge to the front. Given the limited soft landscaping on site as existing and given the significant site constraints, the proposed soft landscaping improvements are considered to result in a significant improvement in comparison to the existing situation. The implementation of a landscaping plan would ensure that this improvement in the greening of the site is achieved.

### **Biodiversity Net Gain and Ecology**

83. Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.
84. This sets out the need (subject to some exceptions) that every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on site habitat. This increase can be achieved through on site biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
85. The applicant has declared that the proposal will be a self-build development and so would be exempt from meeting the 10% BNG target. As set out above, the proposal has the potential to effect a tree as a result of the extended hard surfacing for the car park. The loss of this tree in isolation would result in the loss more than 25sqm of habitat. It is therefore recommended that an appropriate mechanism is secured so hat in the event that the development is not carried out as a self build development, measures are in place to the mandatory 10% increase in BNG through off site habitat units in the event that the tree is removed or damaged. This would be secured through a Section 106 Agreement.
86. Policy BG11 (d) sets out the need for all developments to achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area. The council’s ecologist has reviewed the proposal and raises no concerns about the potential for the building/garage to support roosting bats. This is due to its low height and modern construction. The proposal would provide additional landscaping on a site that does not predominantly currently contain any habitats, including the provision of hedges and amenity grass, and would therefore meet the policy requirement to provide a net gain in biodiversity.

### **Flood risk and drainage**

87. Policy BSUI4 of the Local plan states that 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.
88. The site is in flood zone 1 with a low risk of flooding and the site is not in a critical drainage area. There would be no increase to the amount of hardstanding and so, the increase in surface water drainage would be very minor. In addition, the development would involve improvements in soft landscaping. Therefore, although a drainage strategy has not been provided, the impact on surface water drainage would be very minor and the proposed landscaping would provide good opportunities to assist surface water attenuation.

### **Fire safety**

89. 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.
90. The policy states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
    - a. for fire appliances to be positioned on
    - b. appropriate for use as an evacuation assembly point
  2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
  3. are constructed in an appropriate way to minimise the risk of fire spread
  4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
  5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
  6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development
91. The proposal has provided a fire safety statement which addresses the above matters in compliance with policy D12 (a). Detailed fire safety matters will be addressed by building control regulations.

### **Equalities**

92. 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).

### **Conclusion**

93. The proposal would result in the creation of a good quality residential unit, making use of a small infill site, and would result in an enhancement to the visual amenity of the site and wider Brondesbury Conservation area. It would provide a good quality of accommodation to future occupiers and limited harm to neighbouring amenities as well as to the surrounding built environment. The proposal would not result in an adverse impact to the local highways network. The proposal is considered to accord with the development plan when read as a whole and it is recommended that planning permission is granted.

## DRAFT DECISION NOTICE



# Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**DECISION NOTICE – APPROVAL**

Application No: **25/1022**

To: Mr Burroughs  
93  
Hampton Road  
Hampton Hill  
TW12 1JQ

I refer to your application dated **03/04/2025** proposing the following:

Demolition of garage block and erection of a new dwellinghouse with associated amenity space, provision for new pedestrian access and cycle and refuse storage and creation of additional hardstanding to allow reconfiguration of the parking layout (amended description)

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

at **Thanet Lodge Garages, Mapesbury Road, London**

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: 24/06/2026

Signature:

**David Glover**  
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 policies contained in the:-

London Plan 2021  
Brent Local Plan 2019-2041  
The National Planning Policy Framework 2024

- 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 drawings and documents:

Drawings

Location Plan

119/AP01-REV B- Proposed Block Plan  
119/AP02- REV B- Proposed Site & Roof Plan  
119/AP03-REV C- Proposed Street View  
119/AP04-REV C- Proposed Front Elevation  
119/AP05-REV C- Proposed Side Elevation  
119/AP06-REV C- Proposed Rear Elevation  
119/AP07-REV B- Proposed Side Elevation  
119/AP08-REV C- Proposed Section AA  
119/AP09- REV A- Proposed Floor Plans  
119/AP11-REV A- Fire Strategy Plan  
119/SK07- REV A- Existing Rear Elevation  
119/S01- Existing Block Plan  
119/S02- Existing Site & Roof Plan  
119/S03- Existing Street View  
119/S04- Existing Front Elevation  
119/S05- Existing Side Elevation  
119/S06- Existing Rear Elevation  
119/S07- Existing Side Elevation  
119/S08- Existing Section AA

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

- 3 All side windows shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.7m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- 4 The development hereby approved 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.

5 The dwellinghouse hereby approved shall be designed to achieve M4(2) requirements.

Reason: To comply with the requirements of policy D7 of London Plan 2021.

6 The dwellinghouse hereby approved shall not be occupied unless the cycle storage and refuse store have been completed, in full accordance with the approved drawings and the facilities shall thereafter be made available to residents of the dwellinghouse and shall not be used other than for purposes ancillary to the dwellinghouse hereby approved.

Reason: To ensure a satisfactory standard of accommodation.

7 The dwellinghouse hereby approved shall not be occupied unless details have been submitted to and approved in writing by the Local Planning Authority for two replacement trees to be planted within the grounds of Thanet Lodge in accordance with the agreed approved details. If the replacement trees become severely damaged or to be diseased within five years of planting they shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning authority gives its written consent to any variation).

Reason: To replace the loss of trees currently occupying the site.

8 The dwellinghouse hereby approved shall not be occupied unless the extended car park area has been completed, in full accordance with the approved drawings.

Reason: To ensure a satisfactory car park layout.

9 Prior to the commencement of the development (excluding any demolition, site clearance and the laying of foundations), details of materials for all external work, including samples which shall be made available for viewing on site or in an agreed location, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a sample panel of brickwork measuring not less than 1m x 1m shall be constructed to show the brickwork, brickwork bonding and pointing type as well as the plinth.

The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which preserves the character and appearance of the conservation area and does not prejudice the amenity of the locality.

10 Prior to first occupation of any part of the development hereby approved, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- I. A scaled plan showing vegetation to be planted including the use of native and/or wildlife attracting species
- II. Details of all proposed hardstanding
- III. Details of garden wall, fences or other form of boundary treatment to be provided within the site (including details of external materials and heights)
- IV. Details to maximise the urban green factor (UGF) for the site in line with policy BH4 of Brent's Local Plan 2019-2041
- V. Details of any external lighting including measures to minimise overspill lighting to windows of neighbouring properties
- VI. Details of a secure and covered bicycle store for 2 bikes
- VII. Details of bin store facilities with a capacity of 1 x 240l bin for dry recycling, 1 x 140l bin for residual waste and 1 x 23l kerbside container for food waste in line with the Waste and Recycling Storage and Collection Guidance for Residential Properties.

The hard and soft landscape works shall be carried out in full accordance with the approved details prior to the use of the dwellinghouse hereby approved, unless alternative timescales have been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales.

Any new planting which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning authority gives its written consent to any variation).

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies DMP1 and BGI2 of Brent's Local Plan (2019-2041).

## INFORMATIVES

**1** - Based on the information available, in accordance with the Environment Act 2021 and the Town and Country Planning Act 1990, this development is exempt from Biodiversity Net Gain (BNG) requirements. This exemption applies as the development falls within the specified criteria outlined in legislation and regulations. The applicants are advised to review the statutory guidance for further details on exemptions and any other environmental obligations that may apply.

**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 government website:  
<https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet>

**3** - 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.

**4** - 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](http://www.brent.gov.uk/CIL).

Any person wishing to inspect the above papers should contact Curtis Thompson, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1807