

Agenda Item 06

Supplementary Information Planning Committee on 18 February, 2020

Case No. 19/3056

Location	13 The Avenue, London, NW6 7NR
Description	Demolition of existing dwellinghouse and erection of a part-3 and part-4 storey development comprising 9 residential units with roof terraces, enlargement of vehicular access on Brondesbury Park and creation of vehicular access on The Avenue, provision of car and cycle parking, refuse storage, landscaping and subdivision of garden space.

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External amenity space

The submitted report identifies that one of the proposed units would not meet the 20sqm external amenity space requirement under DMP 19 and would also fall short of the 6sqm requirement as outlined in the Mayors Design Guide for a unit of this size (2b3p). Members have requested further details of nearby open spaces, that could reasonably be used by the occupants of this property. The closest open space is Tiverton Green which is located some 0.4m from the site (approx 7 minute walk). Other nearby open space includes Queens Park which is located some 0.5m from the site (approx. 9 minute walk). The site is therefore located within a short and convenient walking distance from a number of open spaces.

Landscaping condition

Condition 9 within the committee reflects the un-adapted template for the landscaping condition. It should actually read as follows:

Details of the landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding any demolition, site clearance and the laying of foundations). Such details shall include:

- (i) A planting plan for of the front and rear garden areas;*
- (ii) Provision of any walls, fences, gates or other form of boundary treatment to be provided or retained;*
- (iii) Details of surfacing materials for hard landscaped areas within the site;*

The hard and soft landscape works and boundary treatments shall be carried out in full accordance with the as approved details prior to the first occupation of the development 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 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 in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

Equalities

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.

Recommendation: Remains Approval Subject to conditions, including revisions to condition 9 as

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specified above.

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