



## Planning Committee Supplementary Agenda

**Wednesday 15 January 2025 at 6.00 pm**

Conference Hall - Brent Civic Centre, Engineers Way,  
Wembley, HA9 0FJ

Please note this will be held as a physical meeting which all Committee members will be required to attend in person.

**The meeting will be open for the press and public to attend or alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is available [HERE](#)**

### Membership:

#### Members

Councillors:

Kelcher (Chair)  
S Butt (Vice-Chair)  
Akram  
Begum  
Chappell  
Dixon  
Johnson  
J Patel

#### Substitute Members

Councillors:

Agha, Bajwa, Crabb, Gbajumo, Mahmood,  
Mitchell and Rajan-Seelan

Councillors

Hirani and Kansagra

**For further information contact:** Rebecca Reid, Governance Officer  
rebecca.reid@brent.gov.uk; 020 8937 2469

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**Members' virtual briefing will take place at 12.00 noon.**

## **Notes for Members - Declarations of Interest:**

If a Member is aware they have a Disclosable Pecuniary Interest\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest\*\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

### **\*Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

### **\*\*Personal Interests:**

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party or trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

# Supplementary Agenda

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3.	24/1140 - 66 Cavendish Road, London, NW6 7XP	Brondesbury Park	1 - 2
4.	24/2180 - 17 Shelley Gardens, Wembley, HA0 3QF	Northwick Park	3 - 4

**Date of the next meeting:            Wednesday 12 February 2025**



- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public. Alternatively, it will be possible to follow proceedings via the live webcast [HERE](#)

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# Agenda Item 3

## Agenda Item 04

### Supplementary Information Planning Committee on 15 January, 2025

Case No. 24/1140

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Location 66 Cavendish Road, London, NW6 7XP  
Description Demolition of the existing residential building and the construction of a new part five, part six storey residential building, together with associated landscaping, cycle parking and refuse and recycling facilities.

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#### Further representations

One further comment has been received in objection to the proposals since the publication of the committee report. The objection includes some additional concerns summarised as below:

Nature of Objection	Officer response
Overlooking and privacy: The planning application does not adequately consider the effect on properties on Dyne Road, which will be overlooked by the proposed development. The increased scale and additional floor of the proposed building will negatively impact the privacy of Dyne Road residents.	Dyne Road properties are separated from the site by Railway of approximately 28 metres to their boundaries. The proposal complies with Brent's SPD 1 Design Guide principles towards the rear properties on Dyne Road and as such there would be no significant detrimental impact on their amenities. The principles are discussed within 'Impact on Neighbouring Properties' within the main committee report.
View Obstruction: Residents, particularly those overlooking the church, will experience compromised views due to the development.	Impacts to private views is not a material consideration and the proposal is not considered to have an material adverse impact on the outlook from the neighbouring properties.
Insufficient References in Documentation: Dyne Road has not been appropriately referenced in the submitted planning documents.	Dyne Road properties are 28 metres away from the site across a Railway and as such no significant impact is envisaged as part of this application.

#### Changes to the main committee report:

##### Clarification on Paragraph 93:

An updated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) were submitted during the course of the application. As a result, Condition 9 is a compliance condition instead of a pre-commencement condition which was referred to within paragraph 93 of the main committee report.

##### Clarification on Paragraph 99:

There is a typographical error in paragraph 99 where the term "air source heat pump (ASHP)" is used. This should correctly refer to an exhaust air source heat pump (EAHP) instead.

**Recommendation: Officers continue to recommend that permission is granted subject to a S106 agreement, conditions and informatives as set out within the draft decision notice.**



# Agenda Item 4

## Agenda Item 05

### Supplementary Information Planning Committee on 15 January, 2025

Case No. 24/2180

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Location	17 Shelley Gardens, Wembley, HA0 3QF
Description	Erection of a part two storey and part single storey side extension; a single storey rear extension; hip-to-gable roof extension including rear dormer window and rooflights; gabled roof over side extension; and a front porch; partial demolition of garage; and conversion of the building into 2 self-contained flats (Part Retrospective, Part Proposed)

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Following publication of the Committee Report, two additional comments were received. These did not specifically raise an objection but were queries, as such, the number of objections received remains the same.

Both of the comments made queried why the application is recommended for approval considering the objections received to various applications, including at appeal as well as the enforcement history of the site.

The objections received as well as appeal decisions have formed material considerations, but all planning applications are based on their own merits, assessed against the adopted planning policies and guidance. These matters have been further discussed within the main committee report.

One of the comments asked whether the Mayor of London has been made aware of the approval. As the scheme does not fall under the criteria for those which need to be referred to the Mayor, consultation of this nature has not been undertaken.

One of the individuals raised that the scheme would not be in line with what previous appeals have deemed acceptable, does not comply with policy and allows items rejected at appeal previously. These matters have been discussed within the main committee report.

**Recommendation: Remains to Grant Consent subject to conditions as set out within the main committee report**

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