



## Supplementary - Planning Committee

**Wednesday, 12 January 2011 at 7.00 pm**

Committee Rooms 1, 2 and 3, Brent Town Hall, Forty Lane, Wembley, HA9 9HD

### Membership:

#### Members

Councillors:

RS Patel (Chair)  
Sheth (Vice-Chair, in the Chair)  
Adeyeye  
Baker  
Cummins  
Daly  
Hashmi  
Kataria  
Long  
McLennan  
CJ Patel

#### First alternates

Councillors:

Kabir  
Mistry  
Hossain  
Steel  
Cheese  
Naheerathan  
Castle  
Oladapo  
Thomas  
J Moher  
Lorber

#### Second alternates

Councillors:

Kataria  
Mitchell Murray  
Mashari  
HM Patel  
Allie  
Ogunro  
Beck  
Powney  
Powney  
Moloney  
Castle

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**The press and public are welcome to attend this meeting**

**Members' briefing will take place at 6.15pm in Committee Room 4**

# Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Location	139 Coles Green Road, London, NW2 7HH
Description	Erection of a single- and two-storey side extension, single-storey rear extension, erection of a rear dormer window and formation of vehicular access to rear garden of dwellinghouse to provide an additional off-street parking space (revised plans received 27/10/2010 & 24/12/2010)

## **Agenda Page Number: 21**

### ***Members site visit***

Members visited the site on Saturday 8 January 2011.

Members sought clarification on the following aspects of the proposals:

- (1) The rear parking space and garden levels.
- (2) The forecourt parking space
- (3) The relationship of the single storey rear extension and No. 141.

Further clarification is provided below:

#### *(1) The rear parking space and garden levels.*

The parking space would slope down from the level of the road, as shown on drawing 3-10-007 Rev C.

#### *(2) The forecourt parking space*

Only one parking space could be provided at the front due to the dimensions of the area available, nevertheless Condition 4 requires a more detailed landscape layout to be provided and this will ensure the objectives of policies BE7 and TRN23 are met.

#### *(3) The relationship of the single storey rear extension and No. 141.*

SPG5 usually allows a 3m high, 3m deep single storey rear extension along a shared boundary such as this one. Where level differences mean the impact of the extensions would be increased, reduced dimensions should generally be imposed. The height of the extension proposed is 2.6m measured from the patio. Taking account of the change in ground level between the application site and no.141, the extension would at its highest appear as 3.3m from the adjoining property. The extension is to be set in by 0.5m from the boundary to compensate for this additional height. Furthermore, the extension is 2.5m deep which is below the depth normally allowed by SPG5.

Your officers are satisfied that the impact of the proposed single storey rear extension would be in accordance with the standards applied borough-wide to such development.

### ***Amendments to condition 4***

*Notwithstanding any details of landscape works referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance, demolition or construction works on the site. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-*

- (i) *proposed boundary walls, fences and gates indicating materials and heights to include a 3m wide vehicular access from Kelceda Close and visibility splays;*
- (ii) *planting to the front garden over at least 50% of the area and only off-street parking space, to comply with policies BE7 and TRN23;*
- (iii) *screen planting along the boundary with Coles Green Road and Kelceda Close including the area between the new flank wall and the boundary; and*
- (iv) *areas of hard landscape works and proposed materials.*

*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 positions, unless the Local Planning Authority first gives written consent to any variation.*

*Reason: To ensure a satisfactory appearance and setting for the proposed extension and ensure that it enhances the visual amenity of the area.*

**Recommendation: Remains approval**

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**Supplementary Information**  
**Planning Committee on 12 January, 2011**

**Item No. 4**  
**Case No. 10/1275**

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Location	15 Basing Hill, Wembley, HA9 9QS
Description	Erection of a rear dormer window and raising roof height of existing two-storey side extension to dwellinghouse (revised plans dated 8 July 2010)

**Agenda Page Number: 31**

Further comments have been received from the Barn Hill Residents Association regarding reports from residents that the property is being used as a 'foster home'. A single household under Use Class C3 can allow for this.

Legal Comments

Condition 3 - The Legal Advisor has confirmed that it is not valid to require the satellite dishes already existing to be removed by condition however desirable in planning terms. As such, it is recommended that this condition is removed and following informative included:

*The applicant is advised that any unlawful satellite dishes shall be removed within 3 months of the date of this approval to avoid enforcement action. As the property is located in a conservation area, no satellite dishes can be fixed to a wall of roof slope which faces onto Basing Hill without planning permission.*

**Recommendation: Remains Approval**

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Location 34 Mount Pleasant Road, London, NW10 3EL  
Description Demolition of attached garage and erection of a two storey side extension to dwellinghouse

**Agenda Page Number: 43**

Members visited the site on Saturday 8th January 2011. At that visit, a 5 page response to the Committee report was distributed to all in attendance. This response does not raise any new issues to those set down in the main body of the report. It concludes that the proposed extension will impact on the established streetscene and on the amenities of No.36 Mount Pleasant Road. The report to Members explains why Officers are of the view that this is not the case.

For clarity, the ground floor room that now has a single side facing window as its sole opening, and which Members saw at the weekend, has been created by the applicant and would have originally formed part of the Supplementary Report - printed 11 January, 2011 Page 3 of 6 larger kitchen area. Originally this window would have been a secondary side facing window to the kitchen with a larger opening in the rear elevation. As a result, although it is inevitable that the proposed extension would impact on this window, Officers consider that it would be very difficult to refuse planning permission on this basis, given the circumstances set out above.

**Recommendation: Remains approval.**

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Location 32 Creighton Road, London, NW6 6ED  
Description Excavation to create basement to dwellinghouse with front and rear lightwell

**Agenda Page Number: 49**

In addition to the comments discussed in the original report a further comment from a neighbour in support of the application has been received making the following points:

- this seems a sensible and safe way to enlarge space without affecting the external appearance.
- other basements in Queens Park seem hardly noticeable.

Officers have queried the location of the boiler in the basement as it appears to result in its flu emitting directly above at ground level adjacent to the end of the outrigger. The agent has confirmed that a new boiler is proposed and it will be possible for the flue to be located at a higher level. A revised plan has been received on the request of officers showing the proposed elevations with the omission of shadowing, the revised plan number is: 2100 revision 2. This is for clarity only and does not change the extent of the development proposal.

**Recommendation: Remains approval, subject to revised plan number.**

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Location	27 Aylestone Avenue, London, NW6 7AE
Description	Extension of time limit for application 08/0376 (Demolition of existing house and erection of 2-storey building comprising 8 self-contained flats, with provision of outbuilding for cycle storage, refuse storage, 8 parking spaces, new vehicular and pedestrian access to side and rear, hard and soft landscaping, and boundary fencing to site and subject to a Deed of Agreement dated 9th April 2008 under Section 106 of the Town and Country Planning Act 1990, as amended)

**Agenda Page Number: 61**

As Members will note, this application is recommended for approval subject to a S106. However, the applicant has, since the report was published, submitted a Unilateral Undertaking dealing with the points set down in the Heads of Terms:

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance  
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- Terms to ensure the payment of £3,000 for each net additional bedroom (Total £36,000).

As the Heads of Terms consist of the payment of financial contributions and an obligation to pay the Council's costs in assessing the adequacy of the agreement and registering the undertaking as a local land charge, this simpler method of legal agreement is considered to be acceptable. As a result, it would be appropriate to issue the permission in the event that Members are minded to grant consent.

**Recommendation:** Amend decision to read, Grant Consent.  
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Location	Unit 4, Second Way, Wembley, HA9 0YJ
Description	Change of use from warehouse (Use Class B8) to waste transfer station (Use Class Sui Generis)

**Agenda Page Number: 79**

**Environmental Impact of the Use**

At the time of writing the original report, comments from Environmental Health remained outstanding. These have now been received. Officers have confirmed that in terms of dust emissions and road dust, the history of operation at the site has sufficient controls to minimise such emissions. Road dust through Wembley Industrial Estate has been reviewed recently by Streetcare and Environmental Health. During this exercise, Rubbish Express was not identified to be causing any concerns.

In terms of complaints regarding flies, rats and mice, Environmental Health have only received one complaint regarding this issue since the site has been operating. Investigations were unable to conclude whether the rats originated from this site or from a neighbouring waste transfer station however since this time, both sites have improved their pest control. It is also a requirement of the permit issued to the site from the Environment Agency to minimise nuisance caused by pests which the applicants are operating in accordance with.

Accordingly the use is not considered to raise any significant concerns regarding the environmental impact on the local area.

#### Obstruction of an existing accessway

The original report referred to an objection from a neighbour that the applicants were deliberately blocking a public right of way. The access in question is in fact not a public right of way but private land falling within the ownership of the applicants. The Council has no evidence to contradict the applicants' statement. Any right of way from neighbouring landowners is a civil matter and as such it is not reasonable for the Local Planning Authority to intervene. Furthermore it is noted that this application does not require the blocking up of the access and as such, the granting of a further permission does not prejudice neighbouring land uses in any way.

#### **Recommendation: Remains Approval**

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#### **Supplementary Information Planning Committee on 12 January, 2011**

**Item No. 11  
Case No. 10/2767**

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Location	University Of Westminster, Watford Road, Harrow, HA1 3TP
Description	Hybrid planning application for the demolition of part of the University of Westminster's Harrow Campus and the erection of new buildings and refurbishment of existing buildings, comprising:

Full planning permission for the demolition of 6,980m<sup>2</sup> of existing floor space and the erection of 3,435m<sup>2</sup> of new educational floor space (Use Class D1) in new buildings ranging in height from one to two storeys, the refurbishment of existing buildings, including new external cladding, new hard and soft landscaping, improvements to the entrance adjacent to Northwick Park Underground Station and construction of a Multi-Use Games Area;

and

Outline planning permission for a further 3,545m<sup>2</sup> of new educational floor space (matters to be approved: land use, quantum of development and means of access, with layout, scale, appearance and landscaping reserved)

#### **Agenda Page Number: 85**

#### Site Visit

Following Saturday's site visit members asked for clarification of the following:

- *Confirm the location and type of biomass system to be installed.*  
A low Nitrogen Oxide (NOx) biomass boiler designed to minimise NOx and particulate emissions is proposed. This should protect local air quality while still achieving the desired reduction in CO2 emissions. The biomass plant will be located in the existing basement beneath block B/D which is sited in the North West corner of the campus. A fuel silo will be erected in the service yard adjacent to Block B/D. The fuel will be wood pellets. Further details of the design of the silo, the extract flue and any other external plant associated with the biomass boiler along with an air quality impact assessment of the plant will be required by condition.
- *Will there be public access to the new MUGAs?*  
There will be public access to the MUGAs. The public will also have access to the proposed new music/entertainment venue. It is recommended that a clause be added to the s106 requiring the submission of an agreed public access strategy.
- *Will the proposed new café at the campus entrance to the Northwick park open space be open to the general public?*  
Yes.
- *Are there any proposals to replace or modify the existing lighting to the car park adjacent to the railway line?*  
The University have agreed to a condition requiring an assessment of the existing lighting and some form of agreed mitigation if there is found to be a problem. The proposed new lighting is located well away from site boundaries and an accompanying lighting plan confirms that this new lighting will not cause any additional light over spill beyond the campus boundary.
- *Confirm size and type of trees to be removed and their replacements.*  
The majority of the trees are to be retained. Those highlighted for removal are located internally to the site and therefore will not have a detrimental impact on the overall character of the area if removed. Landscape proposals indicate compensatory planting, in suitable locations which will lessen the impact of the proposed removals. In all 17 trees are being removed, mostly Ash and all but one are categorised as being of low quality and value.

#### Further Comments from Sustainability Officer

The s106 sustainability clause should be amended in order to achieve the following:

1. The new build areas should try to achieve BREEAM Excellent as required by the Core Strategy CP19 and Very Good for the refurbished areas.
2. To achieve better BREEAM scoring, the applicant is encouraged to liaise with the neighbouring occupant, the Northwick Park Hospital, which is planning to replace its 41 year old boiler with a Combined Heat and Power System in 2012. The Hospital welcomes any joint approach as proposed in the Brent Heat Mapping Study commissioned by the London Borough of Brent (May 2010).



3. The applicant indicates a Site Waste Management Plan will be prepared to demonstrate how waste will be handled during construction process. This plan needs to be submitted before material starts.
4. Achieve 20% on site renewables.
5. Achieve a 50% score on the Council's Sustainability Checklist with evidence.
6. Enter into a Demolition Protocol.

**Recommendation:**

Remains approval subject additional conditions regarding an assessment of existing lighting and further details of the proposed biomass plant and additional clauses to the s106 to achieve the additional sustainability measures indicated above.

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