



Supplementary Planning Committee

Wednesday 12 November 2014 at 7.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Colacicco (Vice-Chair)
Agha
S Choudhary
Filson
Hylton
Kansagra
Mahmood

Substitute Members

Councillors:

Chohan, A Choudry, Conneely, Duffy,
Ezeajughi, W Mitchell Murray and M Patel

Councillors

Colwill and BM Patel

For further information contact: Joe Kwateng, Democratic Services Officer
020 8937 1354, joe.kwateng@brent.gov.uk

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.00pm in Boardrooms 7 and 8

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Agenda Item 03

Supplementary Information

Planning Committee on 12 November, 2014

Case No.

14/2690

Location	15 Summit Close, London, NW9 0UL
Description	Sub-division of the site to provide a detached 2 storey three bedroom dwellinghouse to include a new vehicular crossover, provision for off-street car parking, bin stores and associated landscaping, and alterations to existing dwellinghouse (15 Summit Close) involving demolition of existing side garage and erection of two storey side extension, single storey rear extension, rear dormer window, alterations to existing vehicular crossover and landscaping to the frontage (as amended).

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Members visited the site on 8 November 2014. Further clarification is provided on a number of points raised:

1. General approach to the development of existing residential gardens.

This application does propose to build on part of the existing garden, however this is not a rear garden which is a significant point to note. Applications that come forward to build on existing rear gardens can be problematic because of their impact on neighbouring amenity, access difficulties and the harm that can be caused to the suburban character of an area. This proposal would see development on garden to the side of the existing house, meaning the proposed dwelling addresses the street, respects the established building line along Summit Avenue and the established patterns of development. Sufficient amenity space is also maintained for both the existing house and the proposed dwelling. For these reasons it is not considered to be an approach that is out of character, or one that would cause harm to the borough's suburban character.

2. Distance of proposed house to existing property, and to site boundaries;-

- At its closest point the existing and proposed dwellings are to be 2.5m apart (to the front), this distance increases to 3.8m at the rear of both properties.
- The existing dwelling has a depth of 7.36m at its deepest point, in contrast the proposed dwelling is to be 6.16m at its deepest.
- The existing (extended) dwelling will have a width of 9.6m, in contrast to the proposed dwelling which is to be 9.15m wide.
- Both existing and proposed dwellings will be set back at the front 5.5m, from the back edge of pavement.
- The rear boundary is tapered, as a result the proposed dwelling is 2m away at its closest point, with the distance increasing to 3m at the widest point as the plot gets deeper.

3. Confirmation of boundary treatments;-

- A 2m high timber fence is proposed to be erected in between the existing and proposed dwellings, running along the rear site boundary also (shared with 8 Pear Close).
- Individual front gardens will be separated by a newly planted hedge (600mm high).
- Along the site frontage, either side of the vehicle crossovers, the existing mature hedge is to be retained.

4. Parking - what provision is there for visitor parking?

Visitor parking demand will be met on-street, which is the case for the existing properties on Summit Close. One on-street space will be lost due to the proposed vehicle crossover, however as there is a net gain of one off-street parking space this is considered to be acceptable. On-street visitor parking can continue to be accommodated along the frontage of the site, either side of the crossover as this will maintain a length of frontage approximately 5m to the southern end of the site and 7m to the northern end, clear of the proposed street tree location.

The level of parking provided for the existing house is 2 off-street spaces, which is the same as the existing provision. The proposed 3-bedroom dwelling is to benefit from one off-street space. This level of off-street parking is in accordance with adopted parking standards, as set out in the UDP (2004). The level of parking being proposed is supported by Transportation officer Page 11 the parking and access arrangements are in accordance with Brent's Domestic Vehicle Footway Crossover Policy (2008).

5. What is the applicants intention for the proposed dwelling?

It is not known if the applicant intends to live in the new property (if built) and this is not set out in the application. In any event this is not a material planning consideration.

Recommendation: Remains approval with the conditions listed after paragraph 35 of the main agenda.

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Agenda Item 04

**Supplementary Information
Planning Committee on 12 November,
2014**

Case No.

14/2952

Location	37 Lydford Road, London, NW2 5QN
Description	Demolition of existing office to builders' yard and erection of a 3 bedroom, three storey (including basement) dwellinghouse erection of a boundary treatment and associated hard and soft landscaping

Agenda Page Number: 25**Public Consultation**

A query was raised by Mapesbury Residents Association as to whether the correct number of objections were recorded in the committee report. Officers can confirm that the number of objections received was accurate when the committee report was written (88 objections), however, since this an additional objection has been received to bring the total to 89. This additional representation did not raise any additional issues.

Plan No.'s to be included in Condition 2.

The relevant plan numbers for this proposal are as follows:

D100 Rev C; D101 Rev C; D102 Rev C; D200 Rev C; D202 Rev C; D300 Rev C; D1301 Rev C; D302 Rev C; D303 Rev C; Petersesen TEGL D48 (proposed brick); Design and Access Statement (prepared by Christopher Campbell Architects).

Recommendation: Remains Grant Permission with the additional information in condition 2.

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Agenda Item 05

Supplementary Information**Planning Committee on 12 November, 2014**

Case No.

14/2548

Location	152 Olive Road, London, NW2 6UY
Description	Demolition of former Cricklewood Library building and erection of a four storey building comprising 6 self-contained flats (1 x 1bed, 4 x 2bed and 1 x 3bed) and 187m2 of D1 (multi-functional community) floorspace, with provision for bike and bin stores, associated landscaping and temporary retention of site hoarding for site security (to be removed on completion of development)

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Councillors visited the site on Saturday 8th November 2014.

Community Floor Space

Further clarification has been sought from the applicant in respect of the extent of the negotiations to identify and secure an occupier for the proposed community floor space ground floor of the new building. The approach to securing a tenant for the ground floor will operate under the same process as the recently approved proposal for the former Kensal Rise Library.

The applicant has reconfirmed that it is their intention that the Friends of Cricklewood Library (FoCL) will occupy the community floor space and significant pre-application discussions have been held with FoCL to ensure the space would comply with their requirement as far as possible. Before the applicant is able to offer a lease to the FoCL, the applicant states that they require the submission of a 'business plan'. Officers have been in discussion with FoCL to understand the extent of their progression with this and it has been confirmed an outline 'business plan' was submitted to the applicant on 11 November 2014.

Whilst it will not be possible for the applicant to confirm whether this would meet with their requirements at this stage, the proposed clauses within the section 106 agreement and planning conditions would ensure that an appropriate occupier is found to occupy this space in any event. Specifically, one of the Heads of Terms which is referred to in the main report is following the marketing campaign, if an occupier for the community space is not found then CVS Brent are the named organisation who would have first refusal. CVS Brent is a membership organisation for the local not for profit sector which seeks to support, promote and develop voluntary and community action in the London Borough of Brent. However, as discussed with the former Kensal Rise Library application, the planning process is not specifically able to require a specific occupier as it concentrates on the use.

Consultation

A further 8 letters of support have been received since the committee report was written including a letter of support from FoCL. These representations have supported the principle of the re-provision of the community floorspace on the basis that this is let to the Friends of Cricklewood Library.

One additional objection has been received objecting to the loss of the library and community floor space, however, it is noted that this proposal would re-provide community floor space at a level considered appropriate for the reasons set out in the committee report.

Building Lines

The ground floor front building line of the replacement building would be in line with No. 150 Olive Road, but approximately 2 metres in front of Oman Court. However, the building line of the first and second floor would step back to be in-line with that of Oman Court to ensure that a satisfactory visual relationship is secured between the two buildings.

Plan No.'s

B1_02_0000_ADD2; B1_02_0001_ADD2; B1_02_0002_ADD2; B1_02_0003_ADD2; B1_02_0004_ADD2; B1_04_0001_ADD2; B1_04_0000_ADD2; 1_05_0000_ADD2; Design & Access Statement (prepared by 5plus architects); Planning Statement (prepared by NT&A); Community Facilities Assessment (prepared by NT&A); Daylight & Sunlight Assessment (prepared by Brooke Vincent and Partners) inc letter dated 16 October 2014.

Recommendation: Remains Grant planning permission, subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement.

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Agenda Item 06

Supplementary Information

Planning Committee on 12 November, 2014

Case No.

14/1309

Location	1-25 INC, New Crescent Yard, London, NW10
Description	Erection of metal railing adjacent to boundary between Shrine of Our Lady of Willesden Church and New Crescent Yard

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Following recent dialogue between officers, representatives of the Church and the applicant the proposed plans have been revised in order to address the outstanding concern of the Church that the proposed railings would enable easy access to the roof of the church hall. The revision includes installing a clear perspex screen to the railings, where they would sit adjacent to the church hall, which would prevent anybody being able to gain a foothold on the railings where they lie adjacent to the church.

Whilst in the main committee report this particular concern was not considered to constitute sufficient grounds to withhold planning permission, officers welcome the positive dialogue between the parties in respect of attempting to resolve this issue. As the proposed perspex screen would be transparent and would only be installed to a small section of the railings it is not considered that this would result in a level of harm to the setting of the listed church building which would justify the refusal of planning permission.

As such, it is recommended that the plans listed on the main Committee Report be superseded by the following drawings and condition 2 should be amended to read:-

"The development hereby permitted shall be carried out in accordance with the following approved drawings

- 11591/2/11 Rev A
- 11591/2/13 Rev C

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

Recommendation: Remains approval subject to revised condition.

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Agenda Item 07

**Supplementary Information
Planning Committee on 12 November,
2014**

Case No.

14/2026

Location	58 Brondesbury Road, London, NW6 6BS
Description	Conversion of existing hostel into 4 self-contained flats (3 x 2 beds and 1 x 3 bed) involving excavation and alterations to existing partial basement level, lightwell to the front and sunken patio to the rear, blocking up and alterations to some of the existing windows and doors and front garden changes to include provision for single car parking space, bin storage and new hard and soft landscaping

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Members visited the site on Saturday 8th November 2014. A number of queries were raised which are responded to below.

It has been confirmed, both from measuring the Council's GIS map and by the architects, that the scaling of the front garden is correct and the proposed arrangement showing one car parking space, enhanced landscaping and bin storage can be accommodated on the site as shown on the proposed plans.

Members on Saturday noted an outbuilding in the rear garden. The applicant confirms that this will be removed as part of the development. It is proposed to add a point to the landscaping condition to require the removal of the shed and to seek details of landscaping of this area (see below).

Other than the excavation of the rear patio level for the lower ground floor flat there is no proposed change to the ground level in the site.

To make the existing basement level habitable the applicants agent has confirmed that an additional 1.35m of excavation needs to be undertaken across the current basement area which Members were able to have sight of on Saturday.

Conditions

The following point will be added to condition 3:

- The removal of the garden shed(s) and details of landscaping of the rear garden.

Recommendation: Remains approval subject to conditions and amendment to condition 3.

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