

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

22 July, 2020
06
20/1188

SITE INFORMATION

RECEIVED	17 April, 2020
WARD	Queens Park
PLANNING AREA	
LOCATION	Ark Franklin Primary Academy, Harvist Road, London, NW6 6HJ
PROPOSAL	Erection of single storey art studio building
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_149681</p> <p><u>When viewing this as an Hard Copy .</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "20/1188" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the committee resolve to GRANT planning permission subject to conditions.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions


1. Time Limit
2. Approved Plans
3. Details of materials
4. Arboricultural Method Statement, Impact Assessment and Tree Protection
5. Public Access Plan to be Submitted and Agreed

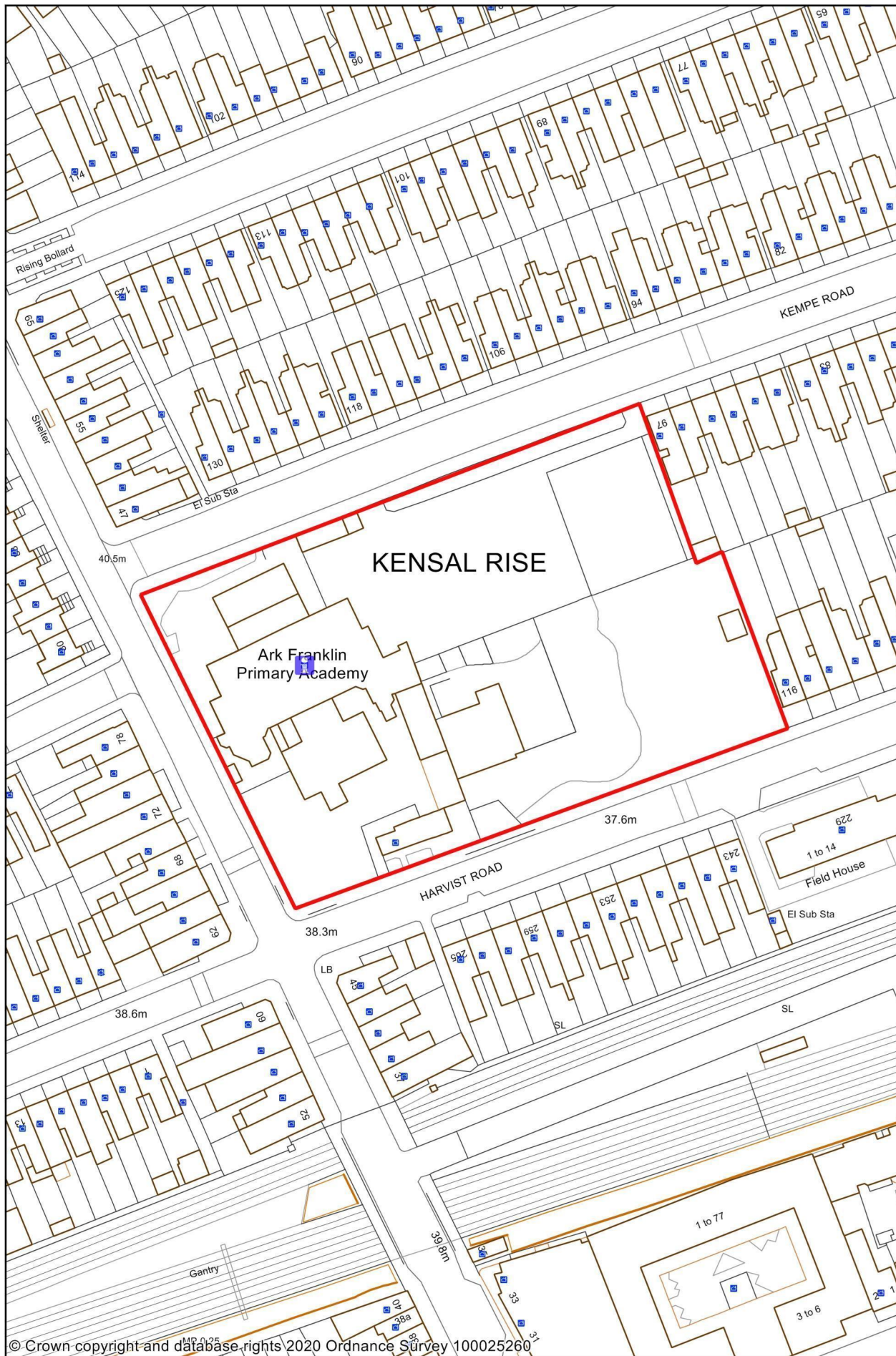
Informative

1. Building near a boundary
2. London Living Wage
3. Fire Safety
4. Pavement Condition to be Recorded

That the Head of Planning and Development Services 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 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

	Planning Committee Map Site address: Ark Franklin Primary Academy, Harvist Road, London, NW6 6HJ © Crown copyright and database rights 2011 Ordnance Survey 100025260
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This map is indicative only.

PROPOSAL IN DETAIL

The proposal seeks the erection of single storey art studio building.

EXISTING

The application site concerns Ark Franklin Primary Academy which is located on the northwestern side of Harvist road flanked by Chamberlayne Road and Kempe Road.

The character of the surrounding area is mixed, while Harvist Road is predominately residential and consists of Victorian terraced dwellings; Chamberlayne Road forms part of the Kensal Rise Town Centre with considerable secondary shopping frontages. The application site does not contain any listed buildings but it is located in the Queens Park Conservation Area.

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 making a decision on the application:

- 1. Representations received:** 8 objections have been received. Officers have considered the comments and the planning merits of the proposal and consider that the proposal is acceptable.
- 2. Design and impact on the Conservation Area:** The scale of the development would be appropriate in this context and the layout would largely follow previous buildings on site. Whilst the development utilises more contemporary materials and the subject site is within a Conservation Area, they are considered appropriate to its use and would nevertheless, ensure the building provides visual interesting contrast with its traditional surroundings.
- 3. Neighbouring amenity:** The development has been assessed against the guidance in SPD 1 and would be compliant. daylight/sunlight assessment has been submitted and the losses identified are acceptable and can largely be attributed to the unique, vacant nature of the site.
- 4. Trees and landscaping:** The applicant has submitted an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, 2 trees are proposed to be removed and with 2 trees planted to mitigate against the loss and further the pruning and protection of a tree. Hedgerow infill is also proposed on the Harvist Road boundary.

RELEVANT SITE HISTORY

There is no planning history that is relevant to this planning application.

CONSULTATIONS

Seventy-five neighbouring and nearby properties together with Queens Park Residents Association were consulted for a 21-day period commencing 17/04/2020.

A site notice was erected on 05/05/2020 and a press notice was .

8 objections, 3 supporting and 5 neutral responses were received.

Objection	Response
Concerns over design, style and materials	The design of the building is contemporary which creates contrast with the surrounding Victorian buildings. The materials and design are discussed in the character and appearance

	section of the report.
Concerns about the removal of trees and hedgerow	The Council's tree Officer was consulted. There are two new trees proposed, maintenance and planting of hedgerow and a protection order for the Sycamore outlined in the trees and landscape section of the report..
Application should be heard at planning committee	The application will be determined at a committee meeting.
Concerns over size and scale	The proposed building is a single storey with a maximum of 6.94m in height. As such, is it in the same or a reduced scale of surrounding buildings. The scale is discussed in the character and appearance section of the report.
Concerns over sitting and combination with other buildings on site	The Council can only assess the application as it has been submitted. The sitting has been found to be acceptable in terms of character and amenity impact. Alternate sites may have other issues.
Concerns over loss of play space	Sport England have been consulted and comments are discussed in the other matters section of the report.
Concerns over views for residents opposite	Views are not a planning consideration. In this case as the building is of the same scale and with sufficient separation, it is considered that although the proposal would be visible from surrounding properties, there would not be an adverse impact on the outlook from these properties. Please refer to the impact on neighbouring properties section of the report.

The letters of support outline support with regards to the design of the building and the principle of improving the facilities available for the school.

POLICY CONSIDERATIONS

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is the Brent Core Strategy 2010, Brent Development Management Policies DPD 2016 and the London Plan 2016 (Consolidated with Alterations since 2011)

Key policies include

The London Plan consolidated with alterations since 2011 (March 2016)

- 3.1 Life Chances for All
- 3.18 Education Facilities
- 5.3 Sustainable design and construction
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime

- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.21 Trees and Woodlands

Brent Core Strategy (2010)

- CP1: Spatial Development Strategy
- CP5: Placemaking
- CP6: Design & Density in Place Shaping

Brent Development Management Policies (2016)

- DMP 1: Development Management General Policy
- DMP 9A: Managing Flood Risk
- DMP 9B: On Site Water Management and Surface Water Attenuation
- DMP7 Brent's Heritage Assets
- DMP 12: Parking

In addition the Examination in Public for the Draft New London Plan has been completed and the Panel Report has been received by the GLA. The GLA have now released a "Intend to publish" version dated December 2019. This carries substantial weight as an emerging document that will supersede the London Plan 2016 once adopted. As such considerable weight should be given to these policies.

Draft London Plan

- GG1 Building Strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG6 Increasing Efficiency and Resilience
- D1 London's Form and Characteristics
- D2 Delivering Good Design
- D3 Inclusive Design
- D7 Public Realm
- D11 Fire Safety
- HC1 Heritage Conservation and Growth
- G1 Green Infrastructure
- G7 Trees and Woodlands
- S1 Developing London's social infrastructure
- S3 Education and Childcare Facilities

S5 Sports and recreation facilities
SI5 Water Infrastructure
SI12 Flood Risk Management
SI13 Sustainable Drainage
T4 Assessing and Mitigating Transport Impacts
T5 Cycling
T6 Car Parking
T7 Deliveries, servicing and construction

The council is currently reviewing its local plan. Formal consultation on the draft Brent Local Plan was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between 24 October and 5 December 2019. At its meeting on 19 February 2020 Full Council approved the draft Plan for submission to the Secretary of State for examination. Therefore having regard to the tests set out in the paragraph 48 of the NPPF it is considered by Officer's that greater weight can now be applied to policies contained within the draft Brent Local Plan.

Brent Draft Local Plan

BD1: Leading the Way in Good Urban Design
BSI1: Social Infrastructure and Community Facilities
BHC1: Brent's Heritage Assets
BG12: Trees and Woodlands
BSUI2: Air Quality
BSUI4: On Site Water Management and Surface Water Attenuation
BT1: Sustainable Travel Choice
BT2: Parking and Car Free Development
BSU13 Managing Flood Risk
BSU14: On site water management and surface water attenuation

Other material planning considerations include:

National Planning Policy Framework (2019)

Supplementary Planning Documents/Guidance (SPD/SPG)

Brent SPD1: Design Guide for New Development (2018)
Queen's Park Conservation Area Design Guide (2013)
Mayor's Sustainable Design and Construction SPG
National Planning Policy Guidance
National Design Guide

DETAILED CONSIDERATIONS

1. Principle

1.1 The development proposes a new educational building for the Ark Franklin Academy. The school has indicated that this dedicated space for Arts education would expand the opportunities for children's education. The proposed development ensures the continued use of this part of the site for community and more specifically educational purposes.

1.2 The principle of the development is supported, and the development complies with Brent policy DMP1 and emerging policies BD1 and BS1 in this regard together with London Plan policy 3.18 and emerging policy S3.

2. Character and appearance

2.1 The subject site occupies a corner plot at the junction with Harvist Road, Chamberlayne Road and Kempe Road and is situated within the Queens Park Conservation Area. Harvist Road and Chamberlayne are varied in nature and uses, with Harvist comprising predominantly of two and three storey Edwardian and Victorian terraced dwellings. The properties on this section of Chamberlayne Road contain three storey terraced buildings with commercial units at ground floor forming part of the Kensal Rise Town Centre and residential uses above. Therefore in terms of its scale in the wider area, it would have a satisfactory impact on both street scenes.

2.2 In terms of within the site, Ark Franklin Primary Academy consists of various school buildings: Victorian main building 15m, another 8m Victorian building and three contemporary additions 4 to 6m. The proposed siting of the new building is towards the south eastern of the school grounds facing Harvist Road, adjacent to the KS1 entrance. The building would be a contemporary, trapezoidal, multi-faceted shape with a parallelogram footprint. The proposed building would have a footprint of approximately 100 sq.m. The building would be set angled from the boundary fence on Harvist Road with a minimum distance of 1.18m and a maximum distance of 2.54m. The building would have a maximum length of 15.29m, a maximum width of 8.52m and a maximum height of 6.94m. The closest contemporary nursery building and Victorian building have respective heights of 6m and 8m. Whilst it would sit close to the boundary on Harvist Road, it would be set away from the main and significantly taller Victorian school building.

2.3 In terms of materials, surrounding buildings in the area predominantly brick built with a wooden contemporary recent addition on site. The proposed structure would be lightweight in nature constructed of cross laminated timber boards, finished with a synthetic waterproofing membrane, Sarnafil based on PVC with inlay of glass. To the southern street elevation, this membrane would be coloured a red terracotta matching the redbrick of the existing school buildings and the opposite residential terrace on Harvist Road. To the north elevation, facing inward towards the courtyard the cladding would be green. Both ends of the building would incorporate white rendered walls. Therefore whilst the building would be in a predominant position and clearly visible from the street, temporary style structures of this nature work well in educational settings and the simple, lightweight and colourful panels will provide variety and interest the streetscene in contrast to the traditional Victorian buildings. Nevertheless, the red copper coloured membrane complements the redbrick surrounding buildings as well. Therefore, whilst the materials would not be consistent with the predominant materials in the area, the proposed approach to the exterior is accepted in this instance. Samples of the external materials are recommended to be secured through condition.

2.4 In terms of fenestration, to the north elevation facing the playground and existing school buildings not visible from the street frontage the building would contain a significant floor to ceiling window. This would provide the main source of light to the space. The building would also contain three rooflights to the south elevation, visible from the street frontage. The position of the windows would maintain the privacy of users within and opposite neighbouring residents while capturing adequate light for the intended art activities.

2.5 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Listed Buildings Act") confirm that special attention shall be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (s.66) and preserving or enhancing the character or appearance of that area (s.72). As confirmed by the Court of Appeal (Civil Division), the decision in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137 confirmed that where an authority finds that a development proposal would harm the setting

of a listed building or the character and appearance of a conservation area, it must give that harm "*considerable importance and weight*". Further case law has reconfirmed the Barnwell decision and the considerations to be undertaken by a planning authority: *The Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin), *Pugh v Secretary of State for Communities and Local Government* [2015] EWHC 3 (Admin).

2.6 Section 16 of the NPPF ("Conserving and enhancing the historic environment") (paras. 184 to 202) advises Local Planning Authorities to recognise heritage assets as an "irreplaceable resource" and to "conserve them in a manner appropriate to their significance" (para.184). In determining applications, LPA's are advised at para.192 take into account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

2.7 When considering the impact of a proposed development on the significance of a designated heritage asset, it is advised at para.193 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*". Consent should be refused where there is substantial harm or total loss of significance, unless there are substantial public benefits that outweigh that harm or loss (NPPF, para.195). Where there is less than substantial harm, the harm is to be weighed against the public benefits of the proposal (NPPF, para.196) and with regard to non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, para.197). It is also advised at para.201 that not all elements of a Conservation Area will necessarily contribute to significance.

2.8 Policy 7.8 of the London Plan ("Heritage Assets and Archaeology") and draft Policy HC1 ("Heritage, conservation and growth") advises what boroughs should do at a strategic level to identify, preserve, and enhance London's heritage assets. Policies DMP1 ("Development Management General Policy") and DMP7 ("Brent's Heritage Assets") confirms the statutory duty of the Council and provides some guidance on how to present and assess applications affecting heritage assets.

2.9 The application site is within the Queens Park Conservation area. In terms of this heritage assets significance, the Former Kensal Green School, 1896-8, by G E S Laurence in the Queen Anne manner. It is a substantial three-decker red brick building with romantically battlemented stair turrets projecting from the ends of the wings as its special feature. Also featuring cupola, finials, boundary railings and gates. It is a local landmark within the street because of its pleasing design and location at the junction. It contributes positively to the Queen's Park Conservation Area- a heritage asset. The proposal is to the side of the school adjacent Harvist Road.

2.10 The proposal is of a scale that is in-keeping with the area and is set well away from the main school building. The school plot is relatively long and this structure only takes up a small section with a backdrop of other single storey outbuildings. It therefore fits well into its context. When considering surrounding vantage points the proposal would not detract from the appearance of the historic buildings and would appear subtle from most of the surrounding areas. The proposed design is considered to be appropriate and would sit comfortably next to the historic buildings without mimicking their appearance or competing with grand scale and characteristics. The proposal would not affect the surrounding context or features which add to the significance of the conservation area.

2.11 The openness which surrounds the proposal would help offset its scale and ensure that it would not appear cramped or too prominent when viewed from the surroundings. As a result the proposal would have an attractive appearance within the site and would not result in any negative visual impact.

2.12 The proposal would preserve the character of the building and the appearance of Queens Park Conservation Area, meeting the statutory test for development within a conservation area. In addition, the proposal a school building, with some external access for the community. Although there would not be any harm to the conservation area, the application provides public benefits.

3. Trees and Landscaping

3.1 The application has been accompanied by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. The assessment proposes the removal of two trees, labelled T1, a semi-mature cherry tree and T2 a crab apple tree on the submitted drawings and plans to accommodate the construction of the building. Further, pruning of one branch would also be required of T3, a sycamore tree. However, in order to mitigate the loss, the applicant has submitted in the method statement, the proposed planting of two new in the positions indicated on the Tree Protection Plan in the play area: a 12-14cm Wild Cherry and a 12-14cm Norway maple

3.2 The report further proposes infill planting of the existing hedgerow along the site boundary of Harvist road with thorn and field maple hedgerow to fill the gaps in planting in order to contribute to urban greening and biodiversity.

3.3 In order to ensure the protection of the retained tree and the provision of two replacement trees, a condition will be attached to this permission in the event of an approval, requiring adherence to the Arboricultural Method Statement specifically with regards to the protection of the Sycamore.

4. Impact on neighbouring properties

4.1 SPD 1 provides guidance on how new development should be designed in order to limit the impact of neighbouring residential properties. Externally, the building lies closest to residential properties opposite the site on Harvist Road.

30 and 45 degree rule

4.2 SPD 1 states that in order to protect neighbouring amenity, the building should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from a height of 2m above floor level. Where proposed development adjoins private/amenity garden areas then the height of the new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of 2m. Due to the length of the school plot, there is a large separation between the adjacent terrace and the proposed building, around 50m away with the play area filling this space. As such, this separation is considered to protect neighbouring amenity for adjoining occupiers on the northern side of Harvist Road.

4.3 In relation the residential buildings opposite the proposed school building on the southern side of Harvist Road, the existing separating distance is substantially maintained, as the building is behind the school boundary fencer, over 20m away from habitable front facing windows. It is considered that the staggered and irregular height of the building would further protect the outlook from the residential properties opposite. The proposed development would comply with guidance.

Privacy/Overlooking

4.4 In terms of the privacy of neighbouring residents, as discussed above, the proposed fenestration of the building would predominantly face inwards, towards the playground and the existing school buildings. The three proposed rooflights on the south elevation would project upwards and as such there are not privacy concerns for either the neighbouring occupants or users of the building.

Noise and disturbance

4.5 As the building would accommodate existing pupils and teaching staff, it is considered that the activities in the building are unlikely to create more noise than is currently generated in the grounds of the school currently. With reasonable use the development would not result in any undue noise and disturbance to the occupants of neighbouring residential properties over the existing situation.

5. Community Access Statement

5.1 The proposed art studio will provide a community space and cultural facility for the neighbourhood. The studio will be located in the current KS1 playground along the boundary with Harvist Road, affording ease of access in the evenings and at weekends to community groups via the gate located adjacent to the proposed structure. The location also provides access to facilities without compromising the rest of the School site. The applicant has stated that the intention is to attract a timetable of visiting artists and community groups, culminating each year in an art show, open to the community, to celebrate the year's

endeavours.

6. Transport

6.1 The proposed building would be sited clear of any access route for either vehicles or pedestrians and would be set 1m behind the boundary fence, clear of any highway visibility splays. Existing entrances and boundaries would remain. Whilst the studio would accommodate up to 35 pupils and two teaching staff, the building would be ancillary to the main school and it is assumed that these facilities are for the benefit of existing children at the school, as there is no suggestion that any additional pupils will be enrolled at the school as a result of the proposal.

6.2 As such, the proposal would be unlikely to have any impact on transport or highway matter.

7. Flood Risk

7.1 Part of the wider school site falls with Floodzone 3a (Surface Water). The proposed building, however within a 50% hard surface and 50% landscaped garden area is not within this part of the site as such a Flood Risk Assessment is not required.

8. Equalities

8.1 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)

9.0 Other matters

9.1 Although the development involves construction on an open yard / hard play space it does not fall with the statutory remit or non-statutory remit and therefore Sport England has not provided detailed comments. In this regard, no object is raised to the development on loss of play space.

10. Conclusion

The proposed development is acceptable in principle. The proposed erection of single storey art studio building is considered to be acceptable in terms of impact to character and appearance of the subject property and the wider streetscene and is not considered to have an adverse impact on the amenities of neighbouring properties. In this location, the proposal would preserve the character of the building and the appearance of the conservation area. The proposal is considered to accord with the development plan having regard to material considerations.

Approval is accordingly recommended.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 20/1188

To: Mr Martin
AMA - Andy Martin Architecture
51 Calthorpe Street
Holborn
WC1X 0HH

I refer to your application dated **17/04/2020** proposing the following:

Erection of single storey art studio building

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

at **Ark Franklin Primary Academy, Harvist Road, London, NW6 6HJ**

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: 13/07/2020

Signature:

Gerry Ansell
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 the:-

National Planning Policy Framework 2019
Brent's LDF Core Strategy 2010
Brent's Development Management Policies 2016
Brent Design Guide SPD1 (2018)

- 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:

Aboricultural Impact Assessment
Site Location Plan ARK_100 Rev A
Site Context (Surrounding) ARK_101.01_P Rev A
Existing Site Plan ARK_102_P Rev B
Existing Part (South) Elevation ARK_103_P Rev
Proposed Site Plan ARK_200_P Rev B
Proposed Part Site Roof Plan ARK_201_P Rev A
Proposed Part (South) Elevation ARK_300_P Rev B
Proposed Elevations ARK_301_P Rev A
Proposed AA Section ARK_800_SK Rev A
Site Context (Internal) ARK_101.02_P Rev A
Site Analysis Plan ARK_101_P Rev A
Design and Access Statement

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

- 3 Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority (including samples which shall be made available for viewing on site or in a location as agreed) before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 4 The development hereby approved shall be carried out in accordance with the Tree Protection Plan and Aborticultural Method Statement as submitted in the Aborticultural Impact Assessment prepared by Simon Stephens on behalf of Ark Franklin Primary Academy c/o AMA (dated 6

March 2020). It shall be adhered to in full throughout the full period of construction of the development hereby approved specifically with regards to the protection of the Sycamore Tree identified in the report as T3.

Reason: To ensure a satisfactory standard of appearance and setting for the development, to ensure that the existing trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained as an integral feature of the development and locality and kept in good condition and to provide tree and hedgerow planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 5 Prior to the first occupation of the development hereby approved, a community use agreement, shall be submitted to and approved in writing by the local planning authority. The agreement shall apply to the art building and shall include details of pricing policy, hours of use, access by non school members, management responsibilities and a mechanism for review. The development shall then be used in accordance with the approved details.

Reason: To secure well managed safe community access to the facility to ensure sufficient benefit to the wider community.

INFORMATIVES

- 1 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.
- 2 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 3 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 4 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall contact Mark O'Brien (Public Realm Monitoring Manager) at Mark.O'Brien@brent.gov.uk, and include photographs showing the condition of highway along the site boundaries.

Any person wishing to inspect the above papers should contact Lena Summers, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5233