

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

20 April, 2022
07
21/3713

SITE INFORMATION

RECEIVED	1 October, 2021
WARD	Kenton
PLANNING AREA	
LOCATION	Land Opposite, 33-47 Brookfield Court, Gooseacre Lane, Harrow
PROPOSAL	Erection of 4 dwellinghouses with habitable roof space, private amenity, provision for 4 car parking spaces and cycle storage, new vehicular accesses and associated landscaping on land adjacent to Brookfield Court, HA3
PLAN NO'S	Please 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_157230</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 "21/3713" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolve to GRANT planning permission

Conditions

Compliance

1. 3 years consent
2. Approved Drawings
3. C4 small HMO restriction
4. Permitted Development Rights restriction
5. 105 litres Water Consumption
6. Obscure Glazing
7. In accordance with Flood Risk Assessment
8. In accordance with Tree Survey & Arboricultural Impact Assessment
9. In accordance with Preliminary Ecological Survey
10. Vegetation Clearance Check

Pre-commencement

11. Construction Method Statement
12. Construction Logistics Plan
13. Land Contamination Studies and Remediation

Post-commencement

14. Materials
15. Highway Works
16. Landscaping Details
17. Lighting Details
18. Noise

Informatives

1. Building to adjoining boundaries
2. CIL
3. Party Wall
4. Fire Safety
5. Soil Sampling
6. Working Hours

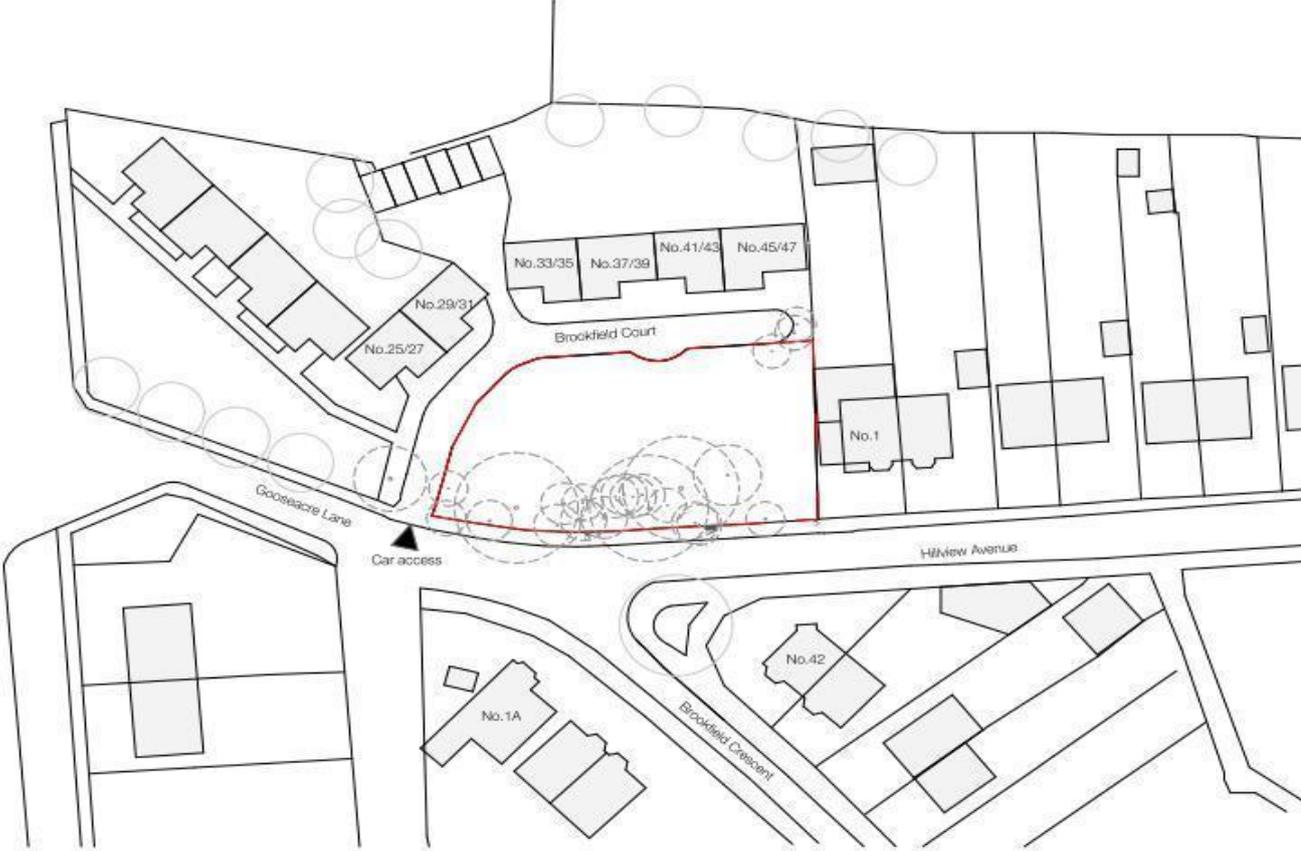
That the Head of Planning is delegated authority to make changes to the wording of the

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.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

SITE MAP

 **Brent** **Planning Committee Map**
Site address: Land Opposite, 33-47 Brookfield Court, Gooseacre Lane, Harrow
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Block Plan

This map is indicative only.

PROPOSAL IN DETAIL

The application is seeking planning permission to re-develop the subject site by introducing 4 no. four bedroom terrace dwellinghouses. The new dwellings would be two storeys in height with the roof levels also supporting habitable space. Dormer additions would be included to both the front and rear roof elevations of each dwelling. The southern parts of the site would be subdivided providing rear gardens to each dwelling.

Front forecourt areas would be positioned to the north of the site facilitating one car parking space to each unit, cycle storage and refuse storage. A rear fence and new tree planting is proposed along the southern boundary onto Gooseacre Lane/Hillview Avenue.

Access to the proposal would be from the existing road supporting Brookfield Court. The proposal seeks to widen this road to 5.5m with a 1.35m wide footpath.

EXISTING

The application site relates to a plot of land that is approximately 0.1 hectares in size, located between Hillview Avenue and Brookfield Court. The site is currently contains a grassland area with trees sited along the southern portion of the site. Brookfield Court is a private cul de sac residential street, which comprises of a residential court of two flatted blocks. The immediate area mainly comprises of residential properties with traditional two storey dwellings within the direct vicinity of the application site. The application site is not situated within Conservation Area nor does it include a Listed Building. The site forms part of a Critical Drainage Area.

AMENDMENTS SINCE SUBMISSION

- Amendments were received during the course of the application increasing the footpath width to 1.35m in line with Transport Officer requirements.
- A modified Aboricultural Report was provided during the course of the application as it incorrectly stated T2 and T3 to be removed.
- Amendments were provided during the course of the application to re-orientate the proposed bedrooms within the loft space.
- The indicative landscape plan has incorporated 4 bird boxes and 2 bat boxes.
- Amendments were provided during the course of the application to modify internal layouts to ensure the proposal fully complies with Policies D6 and D7 of the London Plan.
- Amendments were provided to incorporate a refuse holding area along the south western portion of the site.

SUMMARY OF KEY ISSUES

Summary of Key Issues

The key planning issues for Members to consider are set out below. Members will have to balance all of the planning issues and objectives when making a decision on the application, against policy and other material considerations.

Representations received:

A total of 14 objections were received during the course of the application.

A total of 48 properties were consulted on the application.

Brief Summary of Objections:

- Loss of light and overshadowing
- Overlooking and invasion of privacy
- Drainage systems in the area are already at full capacity
- Surface water drainage issues along Goosearce Lane and Hillview Avenue
- Loss of green space and amenity space for residents.
- Loss of trees on site.
- Four terraced properties would be an over-development of the site, out of keeping with and damaging to the character and appearance of the surrounding area.
- The forward position of all four proposed terraced properties appears abrupt.
- Development appears cramped with minimal space for soft landscaping
- Proposal would result in highway congestion and would create additional highway concerns.
- Overspill of parking
- Negative impact on natural habitat with a loss of wildlife, insects, birds and frogs

Principle of Development

The site is defined as a small housing site within the London Plan and Brent's Local Plan, which seeks Council's to proactively support housing growth within such sites through more efficient and intensive use of the sites, subject to complying with other relevant policies within the development plan. The existing green space on which the development is proposed is not designated open space. Whilst this does have local value its loss is outweighed by the benefits of the scheme which include the delivery of four family sized homes within the Borough for which there is an identified need. The development would contribute towards the Borough's housing targets. Overall, there is no principle objection to the development.

Design, Scale and Appearance

The proposal would result of a row of 4 terraced dwellings at two storeys in height with accommodation within the roof space. The proposal would contain a height and massing that would complement the area and would resemble the height of the existing properties within the area. The orientation of the development with the main front elevation facing north is considered an improved configuration which would result in active frontages facing the existing residential properties directly north of the application site, overcoming the previous reason for refusal. The development would provide a high level of tree planting along the southern portions of the site, maintaining an acceptable level of tree planting and green cover. The introduction of additional tree planting to the south would therefore overcome the previous reason for refusal. The façade treatment of each dwelling is considered good quality design that would be visually attractive from street level adding good variation to the area.

Impact on Residential Amenity

The proposal would allow for an acceptable separation distance with the neighbouring properties

north, north west and south of the application site. Furthermore, the development would not extend beyond the rear building line of No. 1 Hillview Avenue. The overall positioning of the new dwellings would offer suitable levels of privacy with the neighbouring properties. Given the siting and scale of the development no significant loss of light or overshadowing would occur when considering the neighbouring properties within the vicinity of the application site.

Residential Living Standards

Each dwelling would meet internal space standards as set out within policy D6 of London Plan floorspace requirements with access to rear gardens complying with policy BH13 of Brent's Local Plan. Internal arrangements of each dwelling would provide a good quality layout for any future occupiers. Each home has been designed to be M4(2) compliant.

Transport Considerations

The level of parking provided is sufficient meeting the requirements of the London Plan and the recently adopted Local Plan. The improvement to the existing access road would improve the existing situation with the introduction of a new footway which would be beneficial for pedestrian movements. Refuse collection would take place along Gooseacre Lane as per the existing arrangement.

Flood Risk and Drainage

The proposal would result in management of surface water by incorporating suitable mitigation measures ensuring this will be achieved. The Flood Risk Assessment submitted with the application reveals no significant concerns and the Lead Local Flood Authority was satisfied with the information submitted. Thames Water have identified that there are no concerns regarding foul water discharge given the scale of the development.

Trees and Landscaping

The proposal replacement tree cover along the southern parts of the site is considered an acceptable re-provision of trees to overcome the loss. There are currently 19 trees within the site and 16 of these would be removed. The proposal would include the planting of 25 new trees on site resulting in an uplift of 9 new trees throughout the site. High levels of soft landscaping is proposed throughout the site.

Environmental Health Considerations

Conditions have been recommended ensuring matters associated with noise and vibration, air quality, noise, contaminated land and the construction process are considered in further detail.

Ecological Considerations

An ecological assessment has been submitted with the application demonstrating that the site has limited value to wildlife and that no significant wildlife was found. The report recommended that works should take place outside the period between 1 st March to 31 st August. A condition has been recommended ensuring that an appropriate study is provided from a qualified ecologist if works are to be carried during this period.

Sustainability and Energy

The proposal would incorporate design initiatives that would include unique insulation and ventilation strategies with airtight construction. The development would ensure mains water consumption of 105 litres or less per person per day.

Fire Considerations

The Fire Strategy submitted with the application identifies suitable measures to ensure fire safety

measures are featured as part of the development in line with London Plan policy D12A.

RELEVANT SITE HISTORY

20/3082 - Erection of 4 dwellinghouses with habitable roof space, private amenity, provision for 4 car parking spaces and cycle storage, new vehicular accesses and associated landscaping on land adjacent to Brookfield Court, HA3 – **Refused – 31/03/2022**

Reason:

The proposed development would fail to achieve an appropriate standard and quality of design and detailing, by reason of the poor site layout and configuration in relation to surrounding spaces, incoherency in the approach to facades and fenestration and, inappropriate proportion of hard surfacing / hard landscaping and the insufficient provision of replacement planting (in terms of quality and quantity) which fails to mitigate the impact associated with the loss of the existing planting and open space. The proposal therefore would be detrimental to the character and appearance of the area and the streetscene, including the suburban character of the area. This is contrary to policy CP17 of the Core Strategy, DMP1 of the Development Management Policies 2016, Supplementary Planning Document 1 – Brent Design Guide 2018 and Policies BD1 and DMP1 of the emerging Local Plan.

CONSULTATIONS

The properties within the vicinity of the site were notified by letter of this proposal for on 29/10/2020.

A total of 14 objections were received during the course of the application.

Summary of Objections:

Summary of Objections	Officer Report
<u>Impact on Residential Amenities</u>	
4 terraced houses would restrict light and cause overshadowing to the residents of both Brookfield Crescent and Hillview Avenue.	The proposal would achieve a suitable relationship with the neighbouring properties within the vicinity of the application site. Refer to paragraphs 24-31
The new houses would be overlooking the houses at the top of Brookfield Crescent and cause a loss of privacy for residents both of Brookfield Crescent and Brookfield	Unduly harmful overlooking would not occur given the orientation of windows and general separation distances achieved with the neighbouring properties. Refer to

Court causing a much poorer outlook.	paragraphs 24-31
Development will invade privacy to nearby neighbours.	Refer to paragraphs 24-31.

<u>Flooding and Drainage</u>	
The drainage systems in the area are already at full capacity according to the surface and foul water undertaker. Both systems overflow during storms and heavy downpours.	Please refer to paragraphs 49-52.
The surface water drainage in the road is so bad on the corner of Gooseacre Lane and Hillview Avenue that even during normal rain episodes the road here gets flooded. These four proposed terraced houses would exacerbate an already serious problem and lead to more frequent overflows of sewage and surface water flooding in the area.	Refer to paragraphs 49-52. The Flood Risk Assessment submitted with the application has recommended suitable mitigation measures to ensure surface water is managed appropriately on site.
The impact of the proposed surface water and foul water discharge from the proposed development into an already full capacity drainage system in the area has not been considered in this planning application.	Refer to paragraphs 49-52. Thames Water raised no objections to the proposed development when considering foul water discharge matters.
Flooding will have a negative impact on the locals who walk to school.	Refer to paragraphs 49-52. The proposed development is not considered to result in additional flooding within the area.

<p><u>Loss of Trees and Amenity Space</u></p>	
<p>The patch of grass on which it is proposed to build these four terraced houses is an amenity space for the residents of Brookfield Court. This is a vital amenity space for the residents of Brookfield Court.</p> <p>Concerns regarding the removal of the green area</p> <p>Loss of an area of recreation space used by residents of Brookfield Court. The proposal would take away such amenity space from the residents of Brookfield Court</p>	<p>Refer to paragraphs 8-11.</p>
<p>The whole front of Brookfield Court is covered by trees which have taken years to grow and become established. The shrubs and trees help residents with their privacy.</p>	<p>Refer to paragraphs 53-59.</p>
<p><u>Character and Design</u></p>	
<p>4 terraced properties would be an over-development of the site, out of keeping with and damaging to the character and appearance of the surrounding area which is mainly made up of semi-detached properties.</p> <p>The forward position of all four proposed terraced properties appears abrupt in the road and would result in the houses having small front gardens with minimal space for soft landscaping to the front of the properties. This is in significant contrast to other properties on Hillview Avenue and Brookfield Crescent which are predominantly set back away from the road behind generous front gardens.</p>	<p>Refer to paragraphs 13-23.</p> <p>Refer to paragraphs 13-23.</p>

<p>The close proximity of these proposed terraced properties to their front, side and rear boundaries accentuates the shallowness of the plot with buildings appearing to be squeezed into the site rather sitting comfortably with its surroundings.</p>	<p>Refer to paragraphs 13-23.</p>
<p>The proposed development as a whole appears cramped in relation to its wider setting leading to a poor visual relationship.</p>	<p>Refer to paragraphs 13-23.</p>
<p>There is minimal space for soft landscaping to the front of the properties.</p>	<p>Refer to paragraphs 13-23 + 53-59.</p>
<p>The proposal represents an over-development of the site.</p>	<p>Refer to paragraphs 13-23.</p>
<p><u>Transport Considerations</u></p>	
<p>Having more car parking spaces loading and turning would result in congestion and compromise Highway safety.</p>	<p>The Transport Statement submitted with the application identifies that the proposed development would not result in a significant level of trip generations to have a negative impact on the local highway</p>

	<p>and transport networks. The proposal would also introduce a new footway improving pedestrian access to Brookfield Court.</p>
<p>Currently Hillview Avenue is a tight road with a sharp bend into Gooseacre Lane. Having more vehicles and carparking spaces would be dangerous to an already congested area with vehicles which currently park on both sides of the road and also speed around the bend.</p>	<p>The proposed highway works would improve the crossover by widening it to improve access from the Gooseacre Lane.</p>
<p>Carbon Monoxide fumes from more vehicles are going to create further health problems.</p>	<p>It is not considered that the level of car trips generated from the development would significantly alter the existing air quality levels within the area as a whole.</p>
<p>Impact on parents and students using public pathways to get to the nearby local schools.</p>	<p>The proposed highway improvements area considered to improve the existing situation. The number of vehicular movements linked to the proposed dwellings is not considered to drastically alter the existing situation throughout the area.</p>
<p>Having these cramped houses erected would restricted and complicated road access to Brookfield Court both for the residents and vehicles including those from Brent Council using this road for weekly refuse collection.</p>	<p>Each dwelling would have access to one parking space which complies with standards. Furthermore, the proposed development would result in a widened crossover measuring approximately 5.5m in width.</p> <p>Refuse vehicles currently stop along Gooseacre Lane, and the refuse collectors come in to Brookfield Court on foot and collect the bins and the proposal would result in a continuation of this arrangement.</p>
<p>Brookfield Court is currently difficult to manoeuvre through the cars.</p>	<p>The proposed development would result in a widened crossover measuring approximately 5.5m in width, resulting in</p>

	an improvement to the existing situation.
<u>Other Matters</u>	
Negative impact on natural habitat.	Refer to paragraphs 53-59 and 64-67.
The stakeholders have not consulted the neighbours.	The Planning Statement submitted with the application sets out that the applicant carried out dialogue with locals residents before submitting the application. See summary below.
Section 5A Notice not served.	This is not a material planning consideration in the assessment of this application and is a legal matter.
Proposal would result in a loss of wildlife, insects, birds and frogs.	Refer to paragraphs 64-67.

Applicant's Public Consultation

The Planning Statement submitted with the application identifies that the applicant had dialogue with local residents and stakeholders prior to the submission. The applicant communicated with residents of the properties within Brookfield Court, and any other properties in the immediate vicinity on Gooseacre Lane/Hillview Avenue and Brookfield Close.

A letter was sent to 30 properties in Brookfield Court, Hillview Avenue and Brookfield Crescent on 31 August 2021. The letter notified residents of the upcoming planning application, providing a description of the development, and providing contact details should residents want any further details of the scheme or want to discuss the matter in detail. It also provided the opportunity for residents to put forward any specific concerns or recommendations which could be taken into account moving forward.

The consultation resulted in two responders requesting additional information. As set out within the Planning Statement submitted in support of the previous planning application, there were five responses by phone, and two responses by email in respect of that previous scheme.

Summary of Issues Raised:

- Loss of green space
- Impact on parking for existing residents and visitors
- Question over potential contributions by the developer/residents of the four new homes to

the access road surface.

- Issues to the overall design
- Loss of value to existing properties

Internal Consultees

Local Lead Flood Authority/Principal Engineer Drainage & Flooding - Initial comments: The proposal was not accompanied by a flood risk assessment and the site is within a critical drainage area. In accordance with the National Planning Policy Framework a flood risk assessment is required for a proposal such as this.

Officer comments:

A Flood Risk Assessment was provided during the course of the application and this was reviewed by the Principal Engineer for Drainage & Flooding who was satisfied with the findings of the assessment which is discussed in further detail within the main body of the report.

Environmental Health – No objections subject to conditions.

External Consultees

Thames Water- no objections raised to the proposed development.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of this application should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan is comprised of the

- London Plan 2021
- Brent Local Plan 2019-2041*

Key policies include:

London Plan 2021

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D6 Housing quality and standards

D7 Accessible Homes

D12 – Fire Safety

D14 – Noise

H1 - Increasing housing supply

H2 – Small sites

G5 – Urban Greening

G6 – Biodiversity and access to nature

G7 Trees and woodlands
SI 1 Improving air quality
SI5: Water infrastructure
SI 12 Flood risk management
SI 13 Sustainable drainage
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T6.1 Residential parking

Local Plan 2019-2041

DMP1 – Development Management General Policy
BP3 - North
BD1 – Leading the way in good design
BH1 – Increasing Housing Supply in Brent
BH4 – Small Sites and Small Housing Developments in Brent
BH6 - Housing Size Mix
BH13 – Residential Amenity Space
BG11 – Green and Blue Infrastructure in Brent
BG12 – Trees and Woodland
BSUI1 - Creating a Resilient and Efficient Brent
BSUI2 – Air Quality
BSUI3 – Managing Flood Risk
BSUI4 - On-Site Water Management and surface water Attenuation
BT1 – Sustainable Travel Choice
BT2 – Parking and Car Free Development
BT3 – Freight and Servicing
BT4 Forming an Access on to a Road

The following are also relevant material considerations:

National Planning Policy Framework 2021
Brent Waste Planning Guide 2013
Brent's Design Guide – Supplementary Planning Document 1 2018

Local Plan 2019-2041

The Council adopted the new Brent Local Plan 2019-2041 at Full Council on 24 February 2022.

The following documents have now been revoked:

- The Brent Core Strategy 2010
- Brent Site Allocations Development Plan Document 2011
- The Wembley Area Action Plan 2015
- The Development Management Policies Plan 2016.

These documents are no longer considered Development Plan Documents for the purposes of determining planning applications within the area that the Council remains the Local Planning Authority and also their associated policies map.

DETAILED CONSIDERATIONS

Assessment

Background

1. Application 20/3082 was previously refused based on an overall poor design approach of each façade of the scheme. The layout and configuration failed to correspond to the surrounding spaces and built form. Inappropriate levels of hardstanding and insufficient provision replacement planting (in terms of quality and quantity) which failed to mitigate the impact associated with the loss of the existing green cover south of the application site.
2. A poor relationship was achieved with the existing properties along Brookfield Court with the rear boundary treatments facing the existing residential properties to the north of the site resulting in private garden boundaries facing a public space. The development failed to provide acceptable levels of landscape design and tree planting to enrich the local environment and to mitigate the loss of the existing landscaping. This further underlined the negative impact the proposal would have on the character of the area.
3. The current application is seeking to overcome the previous reason for refusal. Alterations have been made to the proposed façade treatments in light of the previous issues raised. The proposal has now been re-orientated with the main front elevation directed to the north, while the rear elevation and associated garden spaces positioned towards the southern portions of the site. Additional replacement planting has been introduced next to the southern boundary. The modifications have been analysed in detail within the main body of the report.

Principle

Use

4. Brent's Housing targets have significantly increased as part of London Plan 2021, with the target increasing to 2,325 dwellings per annum for the period 2019/20-2028/29 in Policy H1 of the London Plan recognising the increasing demand for delivery of new homes across London. Local Plan policy BH1 reflects this target.
5. Policy D3 of London Plan 2021 requires developments to make the best use of land by following a design-led approach that optimises the capacity of the site, with development that is the most appropriate form and land use for the site, with the policy recognising that small sites make a significant contribution towards increasing housing supply within London. This policy position is set out in further detail within policy H2 of London Plan which states that

boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to amongst other considerations significantly increase the contribution of small sites to meeting London's housing needs.

6. In response to the strategic policy position above, within Brent's Local Plan, the Council has set out its own policy on small housing sites under policy BH4. This policy relates to small housing sites (below 0.25 hectares or 25 dwellings in size) and recognises that such sites can assist in delivering a net addition of self-contained dwellings through the more intensive and efficient use of sites. Such proposals will be considered where consistent with other policies in the development plan and within priority locations (i.e. PTAL 3-6, intensification corridors, or a town centre boundary). Outside of priority locations greater weight will be placed on the existing character of the area, access to public transport and a variety of social infrastructure easily accessible on foot when determining the intensity of development appropriate.
7. The site is not within a priority location as noted above. Therefore there is a requirement for greater weight to be placed on the existing character of the area, access to public transport and a variety of social infrastructure easily accessible on foot when determining the intensity of development appropriate.

Development on Green Space

8. The application would result in the loss of existing green space located to the front of Brookfield Court. Objectors have raised concerns regarding the loss of this space. It has been outlined within the objections that this area is used as external amenity/open spaces purposes, including a play area.
9. It is acknowledged that it is possible that some residents may be currently using some of the grassed area for recreational functions, and that this may have some local value despite not falling within the boundaries of a designated public open space. The existing residents within Brookfield Court have access to additional green space to the west of the application site and would also continue to have access to communal external amenity spaces. Furthermore, Woodcock Park is within a 5 minute walk from Brookfield Court.
10. Policy DMP1 seeks to retain existing green infrastructure including one space, high amenity trees and landscape features, and providing appropriate additional or enhancements where possible. Where the loss of open space is proposed, this would be required to be balanced against the benefits of the proposal.
11. While the loss of the green space is acknowledged, the scheme would deliver the provision of four family sized homes within the Borough for which there is an identified need. This is considered to outweigh the harm, particularly given the proximity to Woodcock Park which provides a large area of open space in very close proximity and access to this park would remain unrestricted for nearby residents. On balance, the loss of this green space is outweighed by the benefits of the scheme as a whole, including the delivery of four family sized homes.

Housing Mix

12. Policy BH6 of the Local Plan 2019-2041 for 3 or more bedroom dwellings (family sized accommodation) within the Borough, For every four dwellings included within developments at least one must be 3 bedrooms or more. The development would provide 4 no. four bedroom residential dwellings resulting in new family sized dwellings in the Borough. The proposal therefore complies with Policy Bh6 of the Local Plan 2019-2041.

Design, Character and Impact on Street Scene

13. The NPPF emphasises that good design involves responding to local character and history and reflecting the identity of local surroundings and materials, while not discouraging appropriate innovation, and Policy DMP1 of the Local Plan 2019-2041 requires the scale, type and design of development to complement the locality. Policy BD1 of the Local Plan stipulates that innovative contemporary design will be supported where it respects and complements historic character but is also fit for the future. Developments should protect suburban areas from inappropriate development including infilling of plots with out-of-scale buildings that do not respect the settings of the existing dwellings, while Policy DMP1 requires the scale, type and design of development to complement the locality.
14. SPD1 outlines that development should respond to the local context and respect the existing character of the landscape, streetscape, architectural and historic environment. New development height, massing and façade design should positively respond to the existing context and scale; facilitating good urban design. Building heights should positively respond to existing character. Development massing should limit its visual impact by effectively breaking up facades, creating a varied roofscape and relating positively to existing surroundings. It further outlines that buildings should generally fit in with the existing character of roof types within the streetscene and minimise the visual impact from street level.
15. SPD1 highlights the importance for building roofs to be designed to minimise the impact of height and positively respond to the character of the area. Roof forms of new development should fit in with the established character of the street or area.
16. The application is seeking to introduce a mews type development with the main frontages positioned north. The proposal would have the appearance of two storeys with the roof supporting additional living space. The proposal would contain a maximum height of approximately 9.2m when measured from the front elevation. A projecting bay element would be added to the front elevation of each property. Further to this, dormer features would be included to the front and rear elevations of the proposed roofs. Each dwelling would contain a forecourt occupying a front garden area and car parking space.
17. Policy BD1 of the Local Plan 2019-2041 reveals that innovative contemporary design will be supported where it respects and complements historic character but is also fit for the future. The proposal would incorporate a modern interpretation of a typical traditional pitched roof design. The pitched elements would complement the traditional roofs of the properties within the area and the contemporary approach would add a different variation to the existing character of the street scene. The proposed street scene drawings illustrate that the proposed development would resemble the height of the neighbouring properties along Hillview Avenue. The section drawings provided with the application demonstrate that the height of the development would mirror the height of the built form directly north and north west of the application site. As such, the height and massing is appropriate for the site and would fit cohesively with the established built form in the area. The information submitted with the application highlight the suitability of the overall height within the area. The eastern elevation of the development would maintain a suitable separation distance from the side elevation of No.1 Hillview Avenue, preventing the scheme appearing cramped when viewed from street level.
18. The proposal would not project forward of the established front building line linked to the properties to the east of the site. It is noted that House D would be positioned further forward of row of properties within Brookfield Court facing Gooseacre Lane, however this relationship is considered acceptable given the separation distance achieved. In addition to this, the development would primarily be viewed from Hillview Avenue/ Gooseacre Lane and the therefore would be suitably positioned when viewed directly from these streets.
19. The overall contemporary design approach is considered to enrich the street scene, while also maintains the traditional character of the area. The facades are well-composed, with good

proportions that establish a clear hierarchy across the scheme and a well-balanced solid to void ratio.

20. SPD1 highlights the importance for development to ensure animated facades towards public routes and spaces while avoiding blank walls. The proposed orientation of the development is acceptable providing frontages facing the existing properties along Brookfield Court creating a good sense of place and providing good activity to the elevation facing the existing properties overcoming the previous reason for refusal.
21. SPD1 highlights the importance of the use of durable and attractive materials is essential in order to create development that is appealing, robust and sustainable and fits in with local character. The Design and Access Statement submitted with the application identifies that the development would incorporate red zinc roofs, the majority of each elevation would include red brick and the windows would be built with black metal frames. The main front doors would comprise of wood. The materials proposed are considered acceptable in principle and would not detract from the character of the area.
22. The proposal would mainly comprise of red brick with red zinc included at roof level. Black metal frame windows and sliding doors would be added to each elevation. Elements of wooden decking would be utilised to the rear gardens of each property. The proposed front bay projection is considered acceptable as the front dormers would contain a reduced width appearing as a separate entity to that of the projecting bays, resulting in an acceptable design when viewed from the front.
23. The proposed materials are considered acceptable in principle and draws on the surrounding context. Overall, the building would be of a high-quality design and contain a contemporary design that would benefit from positive architectural features. However, further details including samples of the external materials are recommended to be secured as a condition.

Impact on Residential Amenity

Outlook and daylight/sunlight considerations

24. SPD1 outlines that the building envelope should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from height of two metres above floor level. Furthermore where a proposed development adjoins private amenity / garden areas then the height of new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of two metres. This is to ensure that a development does not appear overbearing from neighbouring rear habitable room windows and gardens.
25. SPD1 states that 1:2 rule for two storey extensions outlined in the Residential Extensions and Alterations SPD2 applies for commercial developments next to residential as well as between residential developments. SPD2 outlines that two storey rear projections is restricted to half the distance between the side wall and the middle of any neighbours nearest habitable room window. This rule ensures that the loss of amenity and light to the neighbouring properties is kept within reasonable limits. Where there is a flank wall window which provides sole light to a habitable room (including kitchens) any loss of light to this room will be taken into account and is likely to reduce the size of extension considered acceptable.
26. Due to the orientation of the application site, the new homes do not face rear habitable room windows of neighbouring properties and therefore the 30 degree line would not be applicable. Likewise, it does not adjoin private amenity/garden areas of neighbouring properties (other than No. 1 Hillview Avenue). The new dwellings would not extend beyond the rear elevation of No. 1 Hillview Avenue and therefore would not breach 1:2 rule.

27. In addition to the above, SPD1 sets out that development should ensure a good level of daylight, sunlight and outlook, throughout the day and the year and minimise the impact on surrounding properties and spaces. It highlights that Brent supports the use of 'Site Layout planning for daylight and sunlight: a guide to good practice' produced by BRE (BRE209).
28. Based on the section drawings provided within the Design and Access Statement the proposal does not require further consideration of a sunlight and daylight study given no infringement of the 25 degree angle would occur in relation to the properties north and north west of the site. Nos 1 and 42 Brookfield Crescent would also be sited significant distances from the proposed dwellings and given the overall orientation of these existing properties no detrimental harm would be caused to the occupiers of these properties.

Privacy

29. SPD1 stipulates that directly facing habitable room windows will require a minimum separation distance of 18m. A distance of 9m should be kept between gardens and habitable rooms or balconies. Reduced distances between new frontages may be acceptable subject to consideration of overlooking and privacy as well as height.
30. The proposed development would maintain a distance of just under 18m (17.76m to 17.96m) separation distance between habitable room windows with the neighbouring properties at Nos. 35 to 47 Brookfield Court) directly north of the site. The separation distances would be further reduced when considering the projecting elements to the front elevation of each proposed dwelling. These distances would range between 16.5m and 16.6m. Given that the shortfall is minor and the houses face across the access road into Brookfield Court, it is not considered that the occupiers of Nos. 35 to 47 Brookfield Court would be adversely impacted through loss of privacy and overlooking. Furthermore, the presence of additional windows over the access road provides additional passive surveillance.
31. Flank wall windows are proposed to houses A and D but these serve landing/stairwell. Given that the flank wall windows to house A is within 9m of the boundary with No. 1 Hillview Avenue, it is recommended that the flank wall window at first floor level is conditioned to be obscured glazed and high opening only. The flank wall windows to House D overlook the access road into Brookfield Court and therefore these windows are not required to be obscured glazed or high opening only.

Standard of Accommodation

32. Policy D6 of London Plan sets out standards for housing quality. It requires new homes to be of high quality design and provide adequately sized rooms with comfortable and functional layouts. Policy D6 requires new housing developments to maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings.
33. Policy D6 of London Plan sets out minimum floorspace requirements. It also requires single bedrooms to have a floor area of at least 7.5sqm and be at least 2.15m wide. A double or twin bedroom must have a floor area of at least 11.5sqm, with at least one of the double bedrooms at 2.75m wide, and the remaining double bedrooms at 2.55m wide. Policy D6 further highlights that minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.
34. Both the ground floor and first floor would achieve 2.5m heights while elements of the upper floor would not, however this would not fall below 75% when considering the entirety of each dwelling as a whole. The section drawings and proposed second floor plans provided reveal that the upper floor would contain suitable headroom height for a typical room within a loft.

Unit	House Type	Required Floorspace	Proposed Floorspace
House A	4b 7p over 3 storeys	121sqm	140sqm
House B	4b 7p over 3 storeys	121sqm	140sqm
House C	4b 7p over 3 storeys	121sqm	140sqm
House D	4b 7p over 3 storeys	121sqm	140sqm

35. The applicant has demonstrated that the proposed units would meet the London Plan floorspace requirements as identified within the table above. The internal arrangements of each of the proposed residential units would allow for satisfactory levels of outlook and access to acceptable levels of daylight. Amendments were provided during the course of the application to re-orientate the proposed bedrooms within loft space, these alterations are considered acceptable and provided a better arrangement for future occupiers. The layout of each would provide good levels of outlook and access to light. It is noted that one bedroom within top floor of each unit would be served by two rooflights which is not uncommon for bedroom occupying the loft. The rear rooflights would achieve an opening point of 1.5m which would provide opportunities for outlook. This is considered acceptable on this occasion given the overall high standard of accommodation that would be achieved throughout the development. Overall it is considered that the proposed internal arrangement of each unit would provide a sufficient standard of accommodation for future occupants.

36. Policy D7 of the London Plan states that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children all dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. The applicant has identified and amended the plans to ensure the proposal achieving internal layouts that would meet the required standards.

Amenity Space

37. BH13 of the Local Plan 2019-2041 further states that all new dwellings will be required to have external private amenity space of a sufficient size and type to satisfy its proposed residents'

needs. This is normally expected to be 50sqm for family sized housing (3 bedrooms or more) situated at ground floor level and 20sqm for all other housing. London Plan policy D6 specifies that where there is no higher local standard, a minimum of 5 sqm of private amenity space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. The minimum depth and 1.5 m is reconfirmed in the policy.

38. Each dwelling would have access to private rear gardens measuring approximately 50sqm which meet the requirements set out above. The proposal fully complies with policy BH13 in relation to external amenity space.

Transport Considerations

Background

39. Brookfield Court is a private residential street developed in the 1970s consisting of 20 dwelling units, a 4.5m wide access road, six rear garages and communal amenity space. The site is located close to the junction of Gooseacre Lane with Brookfields Crescent and Hillview Avenue. On-street parking is unrestricted along all three streets except with the vicinity of the junction, although all three are narrow.
40. The site itself is accessed via a non-adopted street serving the houses and garages of Brookfield Court. This un-adopted street appears to support footway parking which is a commonplace. The site contains a PTAL 1b with close access to one bus route within walking distance.
41. Pedestrian and cycle access to Brookfield Court will be taken from the amended junction with Gooseacre Lane. A new footway will be provided on the southern side of the widened access road providing access to the dwellings. The existing vehicular access which serves Brookfield Court will provide access to the four new dwellings. The access and the internal access road serving Brookfield Court will be widened to 5.5m, with a new 1.2m footway provided on the southern side of the access road. These works would also result in the widening of the crossover serving Brookfield Court.

Car parking standards

42. As the site does not have good access to public transport services, the maximum car parking allowance for 1.5 spaces per dwelling under the adopted Local Plan which aligns standards with the London Plan, to give a total allowance of 6 spaces.
43. The proposals include the provision of 4 car parking spaces, one in each of the forecourts and so complies with maximum allowances in either case. All spaces will be accessed via the private road away from Gooseacre Lane. The Transport Note submitted with the application includes tracking drawings that illustrate that cars would have sufficient space to manoeuvre while considering a 2m gap to allow for the existing doubler parking to be carried along Brookfield Court.
44. Based upon 2011 census data, the four new houses are predicted to generate parking demand for 5 to 6 cars. To accommodate overspill parking, the proposal also involves the widening of the Brookfield Court access road to 5.5m-6m in order to accommodate on-street parking along one side of the road without obstructing footways. A new 1.2-1.6m wide footway will also be provided on the eastern/southern side of the private access. This is welcomed, resulting in improvement to pedestrian safety along the street.
45. The trip generation demonstrate that the introduction of the development in the area will have little impact on the highway and transport networks.

Cycle parking

46. The proposals require a minimum of 8 cycle parking spaces and each forecourt includes a cycle locker which is large enough to accommodate 2 cycles. Minimum requirements would therefore be met.

Refuse, service and deliveries

47. Refuse storage areas have also been indicated on the plans within the front forecourt of each house. which are fine, although it would be useful if details are provided on how the refuse for existing residents for Brookfield Court is collected. Refuse/re-cycling storage will be located within the front garden of each plot.

48. Delivery and servicing of the residential units will take place on-street from Gooseacre Lane, which is a continuation of the existing arrangements for Brookfield Court.

Flooding and Drainage Considerations

49. Policy SI 12 of The London Plan requires development to ensure that flood risk is minimised and mitigated. This is reinforced within policy BSUI3 of Brent's Local Plan that highlights the need for proposal that require a flood risk assessment to demonstrate that the development will be resistant and resilient to all relevant sources of flooding including surface water. The site is located within Flood Zone 1 (low risk of flooding), therefore flooding is not expected to be an issue on site. The LPA's Principal Engineer for Flooding and Drainage/LLFA stated that the site is situated within a critical drainage area and as such requested a flood risk assessment to be submitted with the application.

50. A Flood Risk Assessment (FRA) was been submitted during the course of the application. The Principal Engineer for Flooding and Drainage/LLFA reviewed the contents of the report and was satisfied. The report reveals that the site lies approximately 80m to the north of the nearest land within Flood Zones 2 and 3 and highlights according to the EA's Risk of Flooding from Surface Water (pluvial) flood mapping, the site has a very low risk of pluvial flooding. The data provided indicates surface water flooding occurring further south west of the site along Gooseacre Lane and Lidding Road. The proposals involve an increase in the building footprint within the extent of the surface water flooding extent and could potentially displace flood water in this event. As a result, compensation for any loss in flood plain storage is required.

51. Policy BSUI4 of the Local Plan 2019-2041 highlights that proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run-off. The FRA reveals, the rate and volume of runoff from the development is likely to increase over its lifetime. Therefore, an estimation of run-off is required to permit effective site water management and prevent any increase in flood risk to off-site receptors from the site, over the lifetime of the proposed development. The findings conclude that surface water (pluvial) would be low. More extreme weather events could increase the risk to the site from increased surface water flooding. To ensure proper management of water on site the FRA recommends mitigation measures which include 10 rainwater harvesting butts on site and to ensure there is 50% soft landscaping in the front gardens for surface water runoff management. It is noted the proposed front forecourt areas would provide at least 50% soft landscaping covering each area.

52. The FRA records from Thames Water indicate that there have been no incidences of flooding related to surcharging of public sewers at the site. Drawing Number GA-032-7400 shows that the proposal would incorporate separate arrangements for foul water and surface water drainage on site. Thames Water were consulted during the course of the application and stipulated no concerns with foul water discharge matters given the scale of the development. Thames Water acknowledge concerns raised by residents about the performance of the foul sewers in this area. The majority of issues is not related to the capacity of the sewers but

mainly by sewer blockages. Thames Water identified that sewer blockages in this area are predominantly due to fats, oils, food scraps, wet wipes and sanitary items being inappropriately put down the sewer. This then clogs the pipes, which causes the foul water to back up and eventually flood out of the sewer. It is not considered that the proposed development would not result in a negative impact given that Thames Water have highlighted that there is capacity for the proposed development.

Trees and Landscaping Considerations

53. Policy BGI2 of the Local Plan 2019-2041 stipulates that development with either existing trees on site or adjoining that could affect trees will require the submission of a BS5837 or equivalent tree survey detailing all tree(s) that are on, or adjoining the development site.
54. The proposed development would result in the removal of the majority of the corridor of trees and planting will be removed to support the development. The site occupies 19 trees and 16 would be removed. The Arboricultural Impact Assessment submitted with the application states that the trees mainly comprise of mature Ash with Elder, Elm and Sycamore growing amongst them. The findings within the report reveal that the Ash trees are likely to be affected by Ash die-back within the coming years. The report also highlights suitable tree protection measures to be in conducted during construction for the trees to be retained (i.e. T1, T16, and G19). The use of pile foundation design would mean that the proposed dwellings would have no detrimental impact on tree roots. A suitably-qualified arboriculturalist will provide on-going supervision during construction.
55. The Tree Officer reviewed the information submitted with the application and was satisfied with the removal of the trees on site. None of the trees on site or within the vicinity of the site contain tree preservation orders. The Tree Officer welcomes the increase tree species which would result in the re-provision of 25 trees planted through the scheme as a whole. It is noted that it would be difficult to replicate the existing tree line with large mature specimens which would pose a large constraint to the development. The number of trees delivered would maintain a green character along the southern portions of the site and therefore would overcome the previous reason for refusal.
56. The proposal is seeking to replace the trees with a mix of Field Maple, Wild Cherry and Silver Birch. A total of 25 trees would be re-planted through out the site. The majority of the trees would be planted along the southern boundary adjacent to Gooseacre Lane and Hillview Avenue.
57. A green area would be maintained towards the south western part of the site and this area would also facilitate additional tree planting. The level of replacement trees is considered sufficient to overcome the loss of the existing green corridor planting to the south of the site and would therefore overcome the previous reason for refusal. The balance between the proposed soft and hard landscaping is considered appropriate from a design perspective.
58. The development would see the removal of trees on site, however the application is seeking to replant significant number of trees as part of the development. Each proposed forecourt area would include large portions of soft landscaping areas which would benefit the northern segments of the site. A landscape condition has been recommended to finalise the precise details.
59. Policy G5 of The London Plan and Policy BGI1 of the Draft Local Plan require developments to contribute to Urban Greening and a target Urban Greening Factor (UGF) of 0.4 is recommended. The applicants have submitted details which demonstrate that the proposal would have a UGF score of 0.47 would be achieved.

Environmental Health Considerations

Air Quality

60. The development is within an Air Quality Management Area and located very close to other residential properties. Construction therefore has the potential to contribute to background air pollution levels and cause nuisance to neighbours. Therefore a Construction Method Statement has been requested via a pre-commencement condition.

Contaminated Land

61. The Environmental Health Officer noted that the area of land that has been identified as contaminated. As a result, conditions are recommended requiring an investigation of land contamination to be carried out prior to commencement of any building works together with details of remediation and verification of the works carried out.

Noise

62. Environmental Health Officer requested that all residential premises shall be built in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. A condition has been recommended to ensure these standards are met.

External Lighting

63. The new development must not give rise to light or other nuisance to nearby residents. A condition will require that, should external lighting be installed, details of the lighting, including a measure of lux levels, is submitted and approved by the Council.

Ecological Considerations

64. A Preliminary Ecology Report was submitted with the application. The site comprises of a small area grassland, with a species poor intact hedgerow along the southern boundary. The findings set out within analysis reveal that bat roosting is considered to be low on site. None of the trees contained features such as decay cavities, woodpecker holes, fissures and exfoliating bark, that would be considered suitable for bat roosting and/or hibernation. The report concluded that the site itself has very little value for foraging bats, as it was illuminated at night and was small in extent. On that basis, no further or nocturnal surveys were recommended as required for bats. Further to this, there was no signs of Badger, Otter and Water Voles presence on site.

65. A total of just three species of birds were recorded on the site, all of which were Species of Low Conservation Concern (i.e. Blackbird *Turdus merula*, Great Tit *Parus major* and Magpie *Pica pica*). No old or in use birds' nests were found, although there was potential for nesting birds within the trees and hedgerow. The site was considered to be unsuitable for reptiles due to its isolation within a busy urban area. Since the site was dominated by mown amenity grass, it was concluded that there was low potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan.

66. The analysis within the ecology report concludes the site has limited value to wildlife. No rare vascular plants were found, and all species recorded were common and widespread. The report recommended that since all in-use bird's nests and their contents are protected from damage or destruction, any tree or shrub removal or works which may affect a nest should be undertaken outside the period 1 st March to 31 st August inclusive. The proposal would provide four bird boxes and two bat boxes to the south and south western parts of the site. Further surveys would be required if any tree or shrub removal works are conducted during the nesting period (i.e. considered to be March to August). As such a

condition has been recommended for details if works are intended to be carried out within this specified timeframe.

Sustainability

67. In accordance with London Plan, Local Plan and Brent's declaration of climate emergency, the applicants should ensure all developments are climate resilient in order to avoid additional, costly requirements at a later date. This requires applicants to give careful consideration to the development's energy performance. Policy BSUI1 outlines that substantial weight will be afforded to the target for mains water consumption of 105 litres or less per person per day. Minor developments will be encouraged to maximise feasible opportunities for on-site renewable energy generation.
68. The proposal would incorporate Passivehaus initiatives within the technical design stage of the development. These principles would include a high level of insulation, ventilation strategies with using of MVHR, electric heating, airtight construction and consideration of avoiding thermal bridges. Therefore heating and cooling demands will result in less use of energy. The Design and Access Statement submitted with the application highlights that the proposal would ensure mains water consumption of 105 litres or less per person per day.

Fire Considerations

69. Policy D12 of the London Plan highlights the importance for all development proposal achieving the highest standards of fire safety. A Fire Strategy was submitted with the application which details suitable structural requirements necessary to provide the appropriate level of fire safety protection. No combustible cladding installed on any of the exterior walls of the development. The internal arrangements and means of escape are considered satisfactory. The report specifies particular design methods and systems to be used to ensure fire safety requirements are met. The report also sets out a strategy during the construction period. It is noted that efforts must be made to create exit gates from each of the rear gardens, this was highlighted as a requirement and the introduction of gates to the rear boundary treatment could result in the loss of the proposed tree cover, given that this was not set out as a requirement the tree cover has been maintained given the value this would provide to the street scene.

Equality

70. 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).

Summary

71. The application has successfully overcome the previous reasons for refusal, as discussed within the main body of the report above. The proposal would provide a well-designed development to the area which would occupy four family sized homes. There is no designation to maintain the green space currently on site and therefore the principle to re-develop the site is supported. The proposal would result in a number of significant benefits, including the provision of new family sized homes to meet identified need. The overall height and mass would relate appropriately to the existing buildings within the vicinity of the application site and suitable relationships would be achieved with the neighbouring properties surrounding the site. The quality of accommodation is considered to be of a high standard for any potential

occupants.

72. It is considered that taking the development plan as a whole, the proposal is considered to accord with the development plan, and having regard to all material planning considerations, should be approved subject to conditions.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 21/3713

To: Mr Cutler
Strutt & Parker
5 Aldermanbury Square
London
EC2V 7BP

I refer to your application dated **01/10/2021** proposing the following:

Erection of 4 dwellinghouses with habitable roof space, private amenity, provision for 4 car parking spaces and cycle storage, new vehicular accesses and associated landscaping on land adjacent to Brookfield Court, HA3

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

at **Land Opposite, 33-47 Brookfield Court, Gooseacre Lane, Harrow**

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: 08/04/2022

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 material accordance with the:-
National Planning Policy Framework 2021
London Plan 2022
Brent Local Plan 2019-2041
Brent's Design Guide – Supplementary Planning Document 1 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 drawing(s) and/or document(s):
 1. The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):
Drawing Numbers: _
GA-032-0001

GA-032-0002

GA-032-0020

GA-032-1000 Rev. D

GA-032-1100 Rev D

GA-032-1101 Rev A

GA-032-1102 Rev. E

GA-032-1103 Rev A

GA-032-1200 Rev D

GA-032-2000 Rev A

GA-032-2001 Rev B

GA-032-2002 Rev A

GA-032-2003 Rev B

GA-032-3000 Rev B

GA-032-3001 Rev B

GA-032-3002 Rev A

V-032-1000 Rev B

V-032-1001 Rev B

V-032-1002 Rev A

V-032-1003 Rev B

GA-032-7400 Rev. A

GA-032-7401

GA-032-3003 Rev A

GA-032-3004 Rev A

Supporting Information Submitted

Planting Plan and Wildflower Maintenance Note by Daniel Shea Garden Design

Transport Note by Markides Associates

Tree Survey & Arboricultural Impact Assessment by Trevor Heaps received 31st

January 2022

Preliminary Ecological Survey by Indigo Surveys

Flood Risk Assessment conducted by Flood Smart

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

- 3 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space within the site to accommodate additional bin or cycle storage.

- 4 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouses subject of this application, notwithstanding the provisions of Classes A, AA, B, D, E & F of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015, as (amended), (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an over development of the site and undue loss of amenity to adjoining occupiers.

- 5 The development hereby approved shall be designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 6 The proposed upper floor flank wall windows serving House A shall be fitted with obscure glazing and contain an opening point 1.7m above the floor in which the windows are to be installed. These windows shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained through the submission of an application for approval of details reserved by condition.

Reason: To protect the residential amenities of the neighbouring properties east of the proposed development.

- 7 The proposed development hereby approved shall be built in accordance with the

mitigation measures set out within the Flood Risk Assessment conducted by Flood Smart.

Reason: To ensure water management measures are controlled on site.

- 8 The proposed development hereby approved shall be built in accordance with the criteria set out within Tree Survey & Arboricultural Impact Assessment prepared by Trevor Heaps received 31st January 2022

Reason: To ensure a satisfactory development which does not result in harm to trees.

- 9 All recommendations and mitigation measures set out within the Preliminary Ecological Survey prepared by Indigo Surveys shall be carried out in full throughout the duration of construction of the development.

Reason: To ensure a satisfactory development which does not prejudice wildlife on site

- 10 Vegetation clearance shall be undertaken outside of the nesting bird season (generally extends between March and September inclusive). If this is not possible then any vegetation that is to be removed or disturbed shall be checked by an experienced ecologist for nesting birds immediately prior to works commencing and a detailed survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

- 11 Prior to the commencement of the development a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority, outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The CMS shall include details of a dust monitoring plan, to be implemented during construction works. Details shall be submitted to and approved in writing by the Local Planning Authority through the submission of an application for approval of details reserved by condition. All agreed actions shall be carried out in full throughout the duration of construction of the development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

Reason for pre-commencement condition: These impacts can arise at any time from the start of construction works, and adequate controls need to be in place at this time.

- 12 Prior to commencement of development, a Construction Logistics Plan, identifying anticipated construction traffic movements and setting out measures to manage and minimise the construction traffic impacts arising from the development, taking into account other construction projects in the vicinity, shall be submitted through the submission of an application of approval of details to the Local

Planning Authority.

The development shall thereafter be carried out in full accordance with the approved Construction Logistics Plan.

Reason: To ensure construction traffic impacts are effectively managed throughout the construction process.

Reason for pre-commencement condition: Construction traffic impacts can arise at any time from the commencement

- 13 a) Prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to and approved in writing through an application for approval of details reserved by condition to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options and a Remediation Strategy should any contamination be found that presents an unacceptable risk to any identified receptors.

(b) Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be submitted to and approved in writing through an application for approval of details reserved by condition to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site.

- 14 Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority prior to commencement (but excluding site preparation and the laying of foundations). 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.

- 15 Within three months of commencement of the development, the developer shall enter into an agreement with the Local Highways Authority to carry out the following works:

1. Widening of existing access road to 5.5m.
2. Alterations to crossover from Gooseacre Lane
3. Introduction of a new footway measuring 1.35m in width.
4. Drainage details associated with highway works.

The development shall not be occupied until evidence that the abovementioned highway works have been implemented in full and certified as completed to an acceptable standard by the Local Highways Authority has been submitted to and

approved in writing by the Local Planning Authority.

Reason: To ensure the development provides a safe and functional highway environment to connect the development with its surroundings.

- 16 Notwithstanding the submitted plans otherwise approved, landscaping details for the new dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority prior to commencement (but excluding site preparation and the laying of foundations). The hard and soft landscape works shall be completed prior to first occupation of the proposed dwellinghouses hereby approved Unless otherwise timescales are agreed in writing by the Local Planning Authority.

Such details shall include:

- (i) Patios and pathways (including details of materials, finishes and height of patio)
- (ii) Details of existing and proposed boundary treatments (including materials and height).
- (iii) Details of soft landscaping (including species, location and densities) together with design of tree pits for trees planted within the site.
- (vi) Details and planting positioning of 25 trees.
- (v) Details of bin storage for each dwellinghouse to comply with Brent's Household Waste Collection Strategy.
- (vi) Details of the proposed cycle storage
- (vii) Details demonstrating biodiversity net gain within the site.

Any trees and shrubs planted in accordance with the landscaping scheme or proposed to be retained which, within 5 years of planting (or the completion of the development, whichever is later) are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development, 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, in the interest of biodiversity and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 17 Prior to occupation of the development hereby approved, details of proposed external lighting design including a light spillage plan taken into consideration neighbouring properties, luminance levels and light spill shall be submitted to and approved in writing through the submission of an application of approval of details to the Local Planning Authority. The development shall be built in accordance with the approved details for the lifetime of the development, unless

otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality, provides functional spaces.

- 18 All residential premises shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following noise levels:

Time	Area	Maximum noise level
Daytime Noise 07:00 – 23:00	Living rooms and bedrooms	35 dB LAeq (16hr)
Night time noise 23:00 – 07:00	Bedrooms	30 dB LAeq (8hr) 45 dB LAm _{ax}

A test shall be carried out prior to first occupation of the dwellings hereby approved to show that the required noise levels have been met and the results submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of accommodation for future residents.

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 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.
- 3 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk.
- 4 The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.
- 5 The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof of soil quality.

6 Construction/refurbishment and demolition works and ancillary operations which are audible at the site boundary shall be carried only between the hours of:

Monday to Fridays 08:00 to 18:00

Saturday 08:00 to 13:00

At no time on Sundays or Bank Holidays

Any person wishing to inspect the above papers should contact Denis Toomey, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1620