

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

11 September, 2024  
06  
23/3647

## SITE INFORMATION

RECEIVED	21 November, 2023
WARD	Roundwood
PLANNING AREA	Brent Connects Willesden
LOCATION	Willesden Sports Centre, Donnington Road, London, NW10 3QX
PROPOSAL	Proposed change of disused sports area to provide 2 padel courts with associated fencing and new path
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_166986">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_166986</a></p> <p><b><u>When viewing this as a Hard Copy</u></b></p> <p><b>Please use the following steps</b></p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "23/3647" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## 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. Materials
4. Arboricultural Method Statement, Impact Assessment and Tree Protection
5. Opening Hours

### Informative

1. Building near a boundary
2. Fire Safety

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

	<b>Planning Committee Map</b>
<b>Brent</b>	Site address: Willesden Sports Centre, Donnington Road, London, NW10 3QX
	© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

## PROPOSAL IN DETAIL

The application proposed the use of the disused sports area to provide 2 padel courts with associated fencing and new path.

## EXISTING

The application site relates to an area of land to the north western corner of the Willesden Sports Centre as well as an area to the south to form a proposed pathway to join up with an existing pathway within the site. The site is located on the south side of Donnington Road. The site slopes from north to south. To the north beyond Donnington Road and to the east and south east are two-storey residential properties. To the west and south west is the wider Willesden Sport Centre grounds.

The site is located on designated open space. The site is not in a conservation area, yet the sports ground is locally listed. The site is affected by Flood Zone 3 at high risk of surface water flooding and is located within a Critical Drainage Area. The site is located in an Air Quality Management 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.

**Representations received:** 36 properties were consulted on this proposal and a site notice was erected on Donnington Road adjacent to where the courts would be erected. Objections have been received from 10 individual people. Comments of support have been received from two individual people. The contents of these representations are summarised in detail below in the 'Consultation' section below.

**Principle:** The proposed courts would be in a designated open space in an area formed of hardstanding that was previously used for tennis courts. The proposal would not result in a change of use as the use would still remain for the purpose of outdoor sports, and while there would be development within the open space (creation of paths and the works to facilitate the provision of the padel courts), there would be no loss of protected open space. The proposal would enhance the provision of facilities within the sports centre.

**Character and Appearance:** The courts and access path would add built development to the site, however, are in keeping with sports infrastructure generally found within sport centres. Their appearance is not considered harmful in the context of the site.

**Neighbouring Amenity:** The proposed development is located adjacent to No.9 Donnington Road. The positioning of the courts would not significantly impact light or outlook to the neighbouring occupier. The predicted noise levels are below existing ambient noise and are not materially worse than the existing arrangement. The courts would not contain any artificial lighting.

**Landscaping and Trees:** The proposal would not result in the loss of any trees and the courts are in an area of pre-existing hardstanding. The proposed footpath would result in the loss of grass and would be in close proximity to trees. A condition will be secured to ensure trees are protected during construction including details on methodology and materials.

**Drainage and Flood Risk:** The submitted Flood Risk Assessment demonstrates the low risk of flooding and negligible impact on flood risk elsewhere. The courts will be constructed on existing hardstanding and the path will utilise a cell web layer to allow for permeability.

**Transportation:** Future users will utilise the existing sports centre for access and the centre has sufficient off street parking to meet demand.

**Fire safety:** A Fire Statement was submitted with the application which details provisions to ensure the safety of users.

## RELEVANT SITE HISTORY

Reference	Proposal	Decision	Date
22/0583	Proposed creation of 3x Padel Courts with all weather cover over 2x courts, new path and associated landscaping to replace existing tennis courts at Sports Centre	Withdrawn	28/04/2022
06/2040	Retention of 8 floodlight columns to the external 400 metre running track.	Granted	11/09/2006
03/3110	Demolition of existing athletics stadium and existing sports and leisure facility to south of retained outdoor track; erection of new integrated leisure building including 2 pools, sports hall, indoor running tube with integrated spectator stand, new landscaping of part of surrounding park including reconfiguration of car-parking, potential realignment of existing pedestrian routes through park, new children's play area, new fencing and new meadow upon derelict lido site	Granted	19/01/2004

## CONSULTATIONS

36 neighbouring and nearby properties were consulted for a 21-day period commencing 04/12/2023.

A site notice was also displayed.

10 responses were received in this period.

Two comments were in support noting the benefits of the sport and having a new facility in the community.

Reasons for objecting	Officer's Comment
Concerns regarding appearance of the courts Buildings are unsightly and industrial.	The appearance of the development will be discussed in section "Character and Appearance".
Courts should be positioned in a different location The location is too near to adjacent houses The Courts are not close enough to sports centre and facilities including parking and toilets	The position and application will be assessed as submitted. The location of the court utilises an area of hardstanding previously used for tennis courts.
Concerns regarding impact on the surrounding greenery Concerns regarding loss of trees and shrubs Area should be maintained as a green buffer	The location of the Padel Courts utilises an area of hardstanding. The loss of greenery and impact to trees will be discussed in section "Landscaping and Trees".
Impact to bats Loss of wildlife	The proposal does not involve lighting or the loss of trees. As such, a bat survey has not been requested as part of this application.
Concerns regarding noise and disturbance Activity will take place until 11pm	The opening hours proposed are: Monday to Friday: 6:30am to 9.30pm Saturday & Sunday (including Bank holidays): 8.00am to 5.00pm

Constant noise pollution	subject to available daylight.
Padel is a loud sport	The Impact to Neighbouring Amenities will be discussed in section "Impact to Neighbouring Amenities".
Canopy would reduce/contain noise	
Loss of peace and quiet	
Opening hours are too long	
A low/no noise policy should cover the whole sport centres	
Other activities are available at the sports centre	This is not a relevant to the planning application.
Impact to quality of life	This comment is noted, the Impact to Neighbouring Amenities will be discussed in section "Impact to Neighbouring Amenities" including loss of light, outlook. The courts are also an improvement to the sports centre and are considered to help with health benefits overall.
Concerns regarding impact to mental health	
Concerns regarding fire risk	The applicant has submitted a Planning Fire Safety Strategy (PFSS). Please see section "Fire Safety".
Concerns regarding flood risk	Please see section "Drainage and Flood Risk".
Three mature trees were felled last year	This is not assessed as part of this application. There are to TPAs within the site.
Additional cars and traffic	The users would access the courts via the existing Sports Centre. The level of use of the new courts is therefore unlikely to differ significantly from the former uses.
Position will encourage players to park by gates and increase parked cars	
Inconsiderate proposal	The proposal is not considered to cause detrimental harm to neighbouring properties. Please see section "Impact to Neighbouring Amenities".
Little regard for neighbours	
Concerns regard lack of consultation	36 neighbouring properties were consulted and a site notice was erected in line with statutory requirements.
Concern for pets	While the impact to pets is not specifically assessed, the application has been subject to a Noise Impact Assessment.

### Internal Consultation

Environmental Health: Comments were received regarding Noise matters and Air Quality. The assessment did advise that the noise levels were negligible, however colleagues advised additional information on the noise impact on residents. Following the submission of further information and clarification, no further objections were raised in terms of noise. Colleagues advised that an Air Quality Assessment should be submitted. Owing to the scale of the application and the development not introducing new heating systems or transport emissions, the development can be assumed to be air quality neutral.

## **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

Relevant policies include:

### **London Plan 2021**

D1 London's form, character and capacity for growth  
D4 Delivering Good Design  
D12 Fire Safety  
D14 Noise  
S5 Sports and Recreation Facilities  
G4 Open Space  
G5 Urban greening  
G6 Biodiversity and access to nature  
G7 Trees and woodlands  
SI 12 Flood Risk Management  
SI 13 Sustainable drainage  
T5 Cycling  
T6 Car Parking

### **Brent Local Plan 2019-2041**

DMP1 Development Management General Policy  
BD1 Leading the Way in Good Urban Design  
BHC1 Brent's Heritage Assets  
BGI1 Green and Blue Infrastructure  
BGI2 Trees and Woodlands  
BSUI3 Managing Flood Risk  
BSUI4 On Site Water Management and Surface Water Attenuation  
BT1 Sustainable Travel Choice  
BT2 Parking & Car Free Development

### Other material considerations

The following are also relevant material considerations:

- National Planning Policy Framework
- National Planning Practice Guidance
- Supplementary Planning Guidance / Documents:
  - SPD1 Brent Design Guide 2018

## **DETAILED CONSIDERATIONS**

### **Principle of development**

1. The site is within Willesden Sports Centre. This is a designated open space and protected under London Plan policy G4. London Plan policy G4 sets out that development proposals should not result in the loss of protected open space. In addition, London Plan Policy S5 amongst other aims seeks to increase or enhance the provision of facilities in accessible locations and maximise the multiple use of facilities, encouraging the co-location of services between sports providers.
2. The proposed padel courts would be located in the north eastern corner of the site. This area is formed of hardstanding and historically was used for tennis courts, however this use has now ceased. The proposal will not result in a change of use as the courts would continue to be used for outdoor sports, and the proposal involves the works associated with the creation of the padel courts. The proposed courts will enhance the offering at the established sports centre with maximising the site providing an additional facility. The provision will not result in the loss of open space, but would include development within the open space, including the provision of the path and the works associated with the creation of the courts.

3. The development is therefore acceptable in principle.

### **Character and Appearance**

4. Local Plan Policy BD1 seeks the highest quality of architectural and urban design, including innovative contemporary design that respects and complements historic character. Brent's Policy DMP1 and the Brent Design Guide SPD1, provide further guidance on principles of good design.
5. The development will be formed of two padel courts and an access path. The area of the padel courts with a channel between would measure 22m by 20m, occupying an area of 440 sqm. The courts will be in artificial turf colour green installed in accordance with the standard of the International Padel Federation. The courts will have 3m high glass panels at the rear of each court plus a further 4m in length at side and a further 1m high steel mesh fencing over.
6. There is no specific guidance relating to sport facilities, however the courts will be constructed of robust materials. The glass panels and mesh fencing will reduce the massing of the courts and allow for permeability across the sports centre. While the courts would occupy a significant area of ground, given that this area is comprised of hardstanding, this is not considered to detrimentally alter the appearance of the land.
7. With regards to the path, the development proposes a no-dig gravel path. Along with protecting nearby trees and aiding natural drainage of the site, the gravel will not visually detract from the landscaped playing fields.

### **Heritage Considerations**

8. The application site is adjacent to King Edward VII Recreation Ground, which together along with the Sports Centre form the locally listed land, Willesden Sports Ground. This is an undesignated heritage asset. The site was opened as a public open space in 1909 by permission of the King to commemorate his accession.
9. The site had an outdoor gymnasium, cricket and football facilities, running track, refreshment pavilion and a popular open-air swimming pool. The site continues to provide a wide range of sporting facilities. The addition of padel courts and path are considered to be in keeping with the original use and historic character. They do not cause harm on the sports ground and are considered an appropriate development for the land in this respect.

### **Impact to Neighbouring Amenities**

10. Local Plan Policy DMP1 seeks to ensure new development, amongst other things, does not unacceptably increase exposure to noise, light and general disturbance. This is supported by SPD1 which contains guidance that seeks to protect neighbour amenity.
11. 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. Where 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.
12. The site is predominantly bordered the Sport Centre itself. To the east, the area is border by No.9 Donnington Road. The nearest other sensitive neighbours beyond this are No.7 Donnington Road and across the road to Nos. 38-44 Donnington Road.
13. In terms of light and outlook, Padel Court 2 at the closest point is 4.6m away from the side garden boundary of No.9 Donnington Road. The fencing at the ends of the court will be 3m glass panels and an additional 1m mesh fencing. Given the distance to the neighbouring boundary, the fencing will sit below a line of 45 degrees. In addition, the proposed materials of glass and mesh will allow light to permeate. Therefore, while some parts of the courts may be visible, the proposed courts are not considered to significantly impact the light and outlook to neighbouring windows and gardens.
14. With regards to noise, the applicant has submitted a Noise Impact Assessment. The courts will only be operational during daylight hours, therefore the assessment is based on the daytime ambient noise level.



Calculations show that the source sound pressure level for two padel tennis courts while at full capacity is 63 dB. This means that the noise level at the nearest receptor will therefore be 52 dB, which is 3.6 dB below the existing ambient noise level of 55.6 dB. This assessment advises that the increase in noise levels (Leq) will be negligible during play as well as during changeover of the courts. While the report notes that windows would need to be closed to achieve the internal noise levels of BS 8233, the existing measured ambient noise level as the nearest residential premises are already above the noise level produced solely by the courts. Therefore, the predicted noise levels are not considered materially worse than the existing arrangement.

15. The courts will not have artificial lighting therefore the hours of operation will be limited to daylight hours. The courts will be open from Monday to Friday 6:30 am to 9:30 pm, Saturday & Sunday (including Bank holidays) 8am to 5pm subject to available daylight. This is a reduced offer to the opening hours of the sports centre. These hours are not considered unsociable and are not considered to undue harm to neighbouring properties.

### **Landscaping and Trees**

16. Brent Local Plan BGI1 set out all development should achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area. Local Plan policy BGI2 sets out development with either existing trees on site or adjoining it that could affect trees will require a tree survey detailing all trees that are on, or adjoining the development site. Where minor development results in the loss of trees, provision of appropriate replacements on site will be sought.
17. The site is within a designated open space and there are a number of trees on site and on adjacent sites. The courts will not result in any loss of landscaping, however the proposed path will result in the loss of 215 sqm of grass. This is a result of the length of the path from the court area to the main sports centre building of 145m in length. While this would result in a loss of soft landscaping and biodiversity, the value associated with this is likely to be relatively low and it is considered that this would be outweighed by the provision of the sports facilities.
18. The applicant has submitted a Tree Survey. The survey details all trees over 75mm at 1.5m above ground level that are relevant to the siting to the proposed development. The survey identifies 28 individual trees and two groups of trees. There are not currently any protected trees at the site, however there are some notably category A and B trees. There are no trees to be removed as part of the proposals, however there is potential that some trees will be affected by the proposals.
19. T1 is a Category A London Plane and is by far the most significant tree on this part of the site. The proposed new footpath access to the site comes into close proximity of the tree potentially impacting on a significant part of the Root Protection Area (RPA) of this tree. A no dig construction method for the footpath is proposed and further details will be secured via condition.
20. The proposed courts encroach on the Root Protection Areas of T16 (B) Ailanthus (Tree of Heaven), T17 (B) Lawson Cypress, T18 (B) Lawson Cypress and T20 (C) Acer pseudoplatanus trees; some of these are on the sports centre site, others are on the neighbouring site at 9 Donnington Road. However, it is recognised that this area re-using the existing courts and hardstanding. An Arboricultural Method Statement will be provided via condition to deal with this no-dig construction method and other works in proximity to trees. This would also include a Tree Protection Plan to ensure that the construction takes place in an appropriate way to avoid harm to the trees.

### **Drainage and Flood Risk**

21. The wider Sports Centre site has several areas prone to surface water flooding Floodzone 3a. There is also a small part to the north of the courts prone to surface water flooding. The site is also within a Critical Drainage Area.
22. London Plan SI 12 and SI 13 sets out that development proposals ensure that flood risk is minimised and mitigated and that residual risk is addressed and development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
23. Brent Local Plan BSUI3 requires a Flood Risk Assessment to demonstrate that the development will be resistant and resilient to all relevant sources of flooding including surface water. Proposed development must pass the sequential and exceptions test as required by national policy. The design and layout of

proposals requiring a Flood Risk Assessment must contribute to flood risk management and reduction and:

- a) minimise the risk of flooding on site and not increase the risk of flooding elsewhere;
- b) wherever possible, reduce flood risk overall;

24. Proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.
25. The applicant has submitted a Flood Risk Assessment. The report summarises that the proposed development is considered to be a low risk of flooding. In terms of the courts, no change is proposed to the land levels or surfacing, as such the proposed development will have a negligible impact on flood risk elsewhere. The proposed path will be constructed using a no-dig method, incorporating a cellweb layer to avoid ground compaction and allow water to still flow through to the root. As such, the impact to drainage and flood risk is considered acceptable.

### **Transport Considerations**

26. The Sports Centre has a 144-space car park at the west end accessed via a 5.5m drive from Donnington Road. The proposed padel courts will be within the site and will be replacing previously established tennis courts. The level of use of the new courts is therefore unlikely to differ significantly from the former uses.
27. The new path will be on private land and will lead from the sports centre to the padel courts, providing a more direct route. The centre has sufficient off-street parking to meet demand. There are no objections on transportation grounds to this proposal.

### **Fire Safety**

28. Policy D12 of the London Plan requires all new development to take account of fire safety in design. The submission of the fire safety information pursuant to Policy D12A is intended to ensure fire safety is considered early in the development process and accordingly deals with fire safety matters that could relate to land use planning. However, it is not intended to replace the detailed information required through Building Regulations.
29. The London Plan Guidance on Fire Safety 2022 sets out that to comply with London Plan policy D12A development proposals should demonstrate, including in a PFSS (Planning Fire Safety Strategy) and on plans that they meet the following criteria, proportionate to their size and complexity:
- Identify suitably positioned unobstructed outside space for fire appliances to be positioned on
  - Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point
  - Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures
  - Are constructed in an appropriate way to minimise the risk of fire spread
  - Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
  - Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
  - Provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development
30. The applicant has submitted a Planning Fire Safety Strategy (PFSS) in line with London Plan policy D12A. The PFSS has evidenced the provisions made for the safety of users as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures.

### **Public Sector Equality Duty**

31. 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).

### **Conclusion**

32. The proposal would bring a disused part of the sports centre back into use and would complement and enhance the existing use of the sports centre for sport and recreation. The proposal is considered to be of an appropriate standard of design to complement the open space setting, and would not cause harm to the heritage significance of the locally listed park. Adequate consideration has been given in the design of the proposal and other key planning considerations including neighbouring amenity.
33. The proposal is considered to accord with the development plan as a whole, 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: 23/3647

To: Mr Robards  
Ridgeway Building Design Ltd  
40 Top Road  
Tolleshunt Knights  
Maldon  
CM9 8EU

I refer to your application dated **21/11/2023** proposing the following:

Proposed change of disused sports area to provide 2 padel courts with associated fencing and new path

and accompanied by plans or documents listed here:

See condition 2.

at **Willesden Sports Centre, Donnington Road, London, NW10 3QX**

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: 03/09/2024

Signature:

**David Glover**

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 2023  
The London Plan 2021  
Brent Local Plan 2019-2041

- 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):

Noise Impact Assessment Revision 1 dated 30/01/2024 prepared by Clear Acoustic Design Ltd  
PLANNING FIRE SAFETY dated 21 October 2023  
Tree Survey & Arboricultural Impact Assessment dated 17/11/2023 prepared by ROAVR  
Flood Risk Assessment AEG3352\_NW10\_Brent\_01 dated 07/11/2023 prepared aegaea

Design and Access Statement  
2487 - 01 Rev C Location Plan  
2487 - 02 Rev D Block Plan  
2487 - 03 Rev A Proposed Plan of Padel Courts  
2487 - 04 Rev A Proposed Elevations of Padel Courts

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

- 3 The courts shall not be used except between the hours of:-

6:30am to 9:30 pm Mondays to Fridays  
8 am to 5pm Saturdays, Sundays and Bank Holidays

without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 4 All new external work shall be carried out in materials that match, in colour, texture and design detail those of set out in the submitted documents.

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

- 5 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of retained trees in accordance with BS5837: 2012 including a Tree Protection Plan (TPP, at para. 5.5 BS 5837) and an Arboricultural Method Statement (AMS, at para. 6.1 BS 5837) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of proposed path and courts including materials

- b) Details and methods of construction within the RPA that may impact on the retained trees
- c) Levels and cross sections to show that the raised levels or surfacing, where the installation of no-dig surfacing within the RPA is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMP1 and BGI 2.

## 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 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.

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