

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

12 March, 2025
05
24/2624

SITE INFORMATION

RECEIVED	18 September, 2024
WARD	Dollis Hill
PLANNING AREA	Brent Connects Willesden
LOCATION	7 Randall Avenue, London, NW2 7RL
PROPOSAL	Reserved Matters application (Appearance and Scale) in relation to Outline Planning Permission reference 22/0175 dated 28 March 2022 on matters of Layout and Access, for the demolition of existing garage and erection of a 1.5 storeys detached dwelling with associated access.
PLAN NO'S	Refer to condition 1
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_170280</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 "24/2624" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

Recommendation

- A. That the Committee resolve to GRANT planning permission.
- B. That the Head of Planning is delegated authority to issue the reserved matters consent and impose conditions and informatives to secure the following matters:

Conditions:

1. Approved plans
2. External materials

Informatives:

As set out within decision notice

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.

SITE MAP



Brent

Planning Committee Map

Site address: 7 Randall Avenue, London, NW2 7RL

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This map is indicative only.

PROPOSAL IN DETAIL

This is a reserved matters application on Appearance and Scale, pursuant to the decision on 28 March 2022 under ref 22/0175 which granted outline planning permission for the demolition of existing garage and erection of a 1.5 storey detached dwelling with associated access.

EXISTING

The application relates to the grassed area to the rear of No.7 Randall Avenue.

The application site slopes to the south, and currently forms part of the garden to No.7 Randall Avenue.

The application site has a shared driveway with the adjacent dwelling to the north, No.9 Randall Avenue. Randall Avenue and also Dollis Hill Lane to the south are characterised by two-storey pairs of semi-detached properties. The application site is not within a designated conservation area and does not have any other statutory designation, however it borders the Homestead Park Conservation Area which is to the north east. There are no listed buildings on the site or nearby.

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: Objection comments from 10 individuals (some of which has submitted multiple comments) have been received in response to this application. These comments are summarised within the Consultation section below.

Design, character, appearance and impact to heritage assets: It is considered that the proposed development would be in-keeping with the character and appearance of the locality and is in line with the parameters and layout of the outline consent. The subject site also adjoins the Homestead Park Conservation Area (designated heritage asset) to its rear. The development would not result in harm to the character and appearance of the conservation nor its setting.

Impact on neighbouring residential amenities: It is considered that the proposed development would have an acceptable impact in terms of neighbouring residential amenities in terms of light, outlook and privacy.

RELEVANT SITE HISTORY

Relevant Planning History

25/0267: Reserved Matters relating to condition 3ii (Landscaping) of Outline Planning Permission reference 22/0175 dated 28 March, 2022, for Outline planning permission for demolition of existing garage and erection of a 1.5 storeys detached dwelling with associated access (matters to be determined: Layout, Access) - under consideration.

23/1875: Demolition of garage and erection of dwellinghouse with basement level, provision of 2 car parking spaces, cycle storage, landscaping and associated access to land rear of 7 Randall Avenue - Refused and Dismissed on Appeal - 07/03/2024.

22/3689: Demolition of garage and erection of dwellinghouse with basement level, provision of car parking space, cycle storage, landscaping and associated access to land rear of 7 Randall Avenue - Refused, 08/02/2023.

22/0175: Outline planning permission for demolition of existing garage and erection of a 1.5 storeys detached dwelling with associated access (matters to be determined: Layout, Access) - Granted, 28/03/2022.

CONSULTATIONS

13 neighbouring addresses, including the Dollis Hill Residents' Association were notified of this application by letters on 27/09/2024 for a 21 day period.

Objection comments from 10 individuals (some of which submitted multiple objections) have been received and summarised below:

Reason for objection	Officers' comments
Impact due to the proposed basement and whether a new basement would be within the parameters of the outline planning permission granted.	The basement element of the proposal has been omitted by revised drawings.
<p>Whether the siting and overall footprint of the development is in conformity with that granted by the outline planning permission.</p> <p>Lack of an overlay comparison between the outline permission drawings and the reserved matters drawings.</p>	<p>The lack of such an overlay comparison does not prevent such an assessment to be carried out. This reserved matters application has been accompanied with sufficient information to enable such a judgement.</p> <p>Having compared the approved drawings and the new detail drawings, it is considered that the drawings in this reserved matters application would be in general conformity to the development enabled by the outline planning permission, albeit noting very marginal differences in measurements that do not materially alter how the overall scale of the resultant development would be interpreted.</p>
Car parking and the width of the shared drive and matters on pedestrian access.	<p>This has been assessed in the outline planning application for 'Layout' and 'Access'.</p> <p>Surfacing materials would be further considered separately in the 'Landscaping' reserved matters application outside of the remit of the current application.</p>
Standard of accommodation – insufficient floor area and restricted headroom.	Please see detailed assessment on this matter in the remarks below.
Character, appearance and scale of the proposed dwellinghouse.	Please see detailed assessment on this matter in the remarks below.
Impact on neighbouring amenities in terms of privacy and overlooking.	Please see detailed assessment on this matter in the remarks below.
Impact to setting of the Homestead Conservation Area.	The principle of the development including its layout in relation to the setting of the adjoining conservation area was considered within the outline application. Please see detailed assessment on this matter in the remarks below.
Inappropriate layout for the site and the use of a shared access between Nos.7 and 9 Randall Ave.	This has been assessed in the outline planning application for 'Layout' and 'Access'. The overall layout and access arrangement of the site was found to be acceptable.
Fire safety – in relation to maximum hose distance.	This has been assessed in the outline planning application for 'Layout' and 'Access'. Please see detailed assessment on this matter in the remarks below.

Sewage disposal.	This matter would be addressed through building regulations.
Site ownership and disputes.	The outline application completed the ownership certificate (certificate B) and declared that notification was served on parties with an interest in the land.
The applicant's 'poor design track record'.	This is not a planning consideration relevant to the determination of this application.
Anti-social behaviour from the use of the premises at No.7 Randall Ave, as a house in multiple occupation (HMO).	<p>The development as granted by the outline planning permission seeks to erect a new, self-contained dwellinghouse to the rear of No.7 Randall Ave. Functionally, the proposed dwellinghouse forms a separate planning unit to the premises at No.7 Randall Ave. There is no evidence to suggest that a new home would result in increased anti-social behaviour.</p> <p>The use of 7 Randall Avenue had previously been investigated by the Planning Enforcement Team and found to be lawfully operating as a small HMO with a licence. This had been happening prior to the Article 4 direction, which prevents the change of use to small HMO's within Brent without planning permission.</p> <p>Any change of use into a 'large' HMO of a sui generis nature beyond the threshold of Use Class C4 would express necessitate planning permission anyways.</p> <p>There is sufficient control in place that would prevent the proposed dwellinghouse to be converted into an HMO without express planning permission.</p>
Impact to trees	<p>This has been assessed in the outline planning application for 'Layout' and 'Access'.</p> <p>The landscaping reserved matters offer an opportunity to enhance the landscaping within the site.</p>
Impact due to increased vehicular traffic.	The principle of the development had been found acceptable by the grant of outline planning permission which included highway considerations and means of access.

POLICY CONSIDERATIONS

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

The development plan comprises:

London Plan 2021; and

Brent Local Plan 2019-2041

Key relevant policies include:

LONDON PLAN 2021

D1 London's form, character and capacity for growth
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D12 Fire safety
H1 Increasing housing supply
H2 Small sites
HC1 Heritage conservation and growth

BRENT LOCAL PLAN 2019-2041

DMP1 Development Management General Policy
BD1 Leading the Way in Good Urban Design
BH1 Increasing Housing Supply in Brent
BH4 Small sites and small housing developments in Brent
BH13 Residential Amenity Space
BHC1 Brent's Heritage Assets

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
Residential Amenity Space and Place Quality SPD (updated December 2024)

DETAILED CONSIDERATIONS

BACKGROUND MATTERS

Site history and the current application

1. The current application seeks approval on the reserved matters of 'Appearance' and 'Scale', pursuant to a previous grant of an outline planning permission. Outline planning permission was granted at the subject site on 28 March 2022 under ref 22/0175 for the demolition of existing garage and erection of a 1.5 storey detached dwelling with associated access. Matters other than 'Layout' and 'Access' have been reserved for further approvals as reserved matters.
2. An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'. Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). There are a total of five categories of reserved matters, namely 'Access', 'Appearance', 'Landscaping', 'Layout', and 'Scale' – all five must be approved before the planning permission is considered complete.
3. The applicant has made a separate application that seeks approval of the last remaining reserved matter of 'Landscaping' under application ref 25/0267 which is to be determined separately from the current application.

Revised drawings

4. The applicant has submitted amended drawings for the current application which omitted the basement

element that was initially proposed. Given the basement was fully subterranean and external appearance and scale of the proposal has remained largely the same when compared with the initially submitted drawings, the substitution of the drawings is not considered to prejudice those who were initially consulted on the application, and warrant the need for re-consultation.

CHARACTER, APPEARANCE AND IMPACT ON HERITAGE ASSETS

5. National Planning Policy Framework (NPPF) (December 2024) paragraph 135 b) and c) outlines that planning decisions should ensure developments are visually attractive as a result of good architecture and sympathetic to local character. Paragraph 139 of Framework states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.
6. Policies DMP1 and BD1 of the Brent Local Plan 2019-2041 and the Brent Design Guide SPD1 (2018) provide guidance on principles of good design. Policy DMP1 sets out the need for development proposals to be, amongst other things, (a) of a location, use, concentration, siting, layout, scale, type, density, materials, detailing and design that provides high levels of internal and external amenity and complements the locality; and (f) safe, secure and reduces the potential for crime. Policy BD1 highlights the need for all new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character but is also fit for the future. In delivering high quality design, development proposals will be expected to show how they positively address all the relevant criteria within London Plan design policies and the Brent Design Guide SPD1.
7. The subject site adjoins the Homestead Conservation Area (HCA) to its rear. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
8. Paragraph 202 of the NPPF recognises that heritage assets are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. It is appropriate to consider the desirability of new development making a positive contribution to the local character and distinctiveness [paragraph 210]. Paragraph 212 of the NPPF states that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. NPPF paragraph 215 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This approach is echoed by Policy BHC1 of the Brent Local Plan 2019-2041.

Assessment

9. The proposed development would essentially take a similar form to a hipped roof bungalow with gable ends consisting of a converted loft floor with dormer windows (i.e. a 1.5 storey building as set out in the description of development). In terms of footprint and siting, the new detail drawings show that the proposed building would measure 9.5m (width) by 7.0m (depth) and this is considered to be consistent with the parameters approved under the outline planning permission, which gave the indicative dimensions of c.9.45m (width) by c.6.9m (depth).
10. With a ridge height of 6.65m, the overall height is lower than the 7.2m set out within the indicative measurements as approved in the outline planning permission. Drawings indicate that the roof would feature grey slate tiles with dormers in zinc cladding. The rest of the house would feature anthracite colour aluminium fenestration against walls in off-white render, resulting in a contemporary design appearance.
11. It is noted that properties within the adjoining HCA are predominantly 'tetri-detached' houses in groups of three, characterised by their hipped-end and pitched roofs. Other properties within site vicinity outside of the HCA boundaries are primarily two-storey semi-detached pairs with their original hipped roofs.
12. Generally, the overall bulk and scale of the proposal is modest and largely in-keeping with the surrounding context and would not unduly harm of integrity of the streetscene.

13. The roofscape of the proposed building would be key in how the appearance of the development might be interpreted from a distance. The side of the proposed building facing the HCA would feature a hipped roof that gives an overall appearance that integrates better when viewed from vantages within the HCA. The roof plan reflects the indicative design as set within the outline consent.
14. Although it is clear that the proposal would not be identical to the unique typology within the adjacent HCA or the common two-storey, semi-detached form found elsewhere in the immediate vicinity, the overall roofscape, bulk, scale and form of the proposed building reads in general conformity to the surrounding context without appearing adversely out-of-place to the detriment of the established character. For the same reasons and given the limited views from public vantages and separation distance, the proposal would not result to harm to the setting of the HCA.

IMPACT ON NEIGHBOURING AMENITIES

15. In terms of neighbouring amenities, SPD1 advises that new development should provide adequate privacy and amenity for new residents and protect those of existing ones. 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 2m 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 2m.
16. The subject site is to the rear of neighbouring residential gardens. It is necessary to consider how the bulk and scale of the proposal would have an impact on neighbouring amenity to ensure the development would not adversely impact the living conditions of adjoining occupiers due to over-dominereing or overbearing.
17. Although the application has not been accompanied with a direct comparison diagram to illustrate the 30 and 45-degree lines, following the same methodology carried out in the assessment of the grant of outline permission, it is considered that there are sufficient details within the application to enable a judgement as to whether the massing of the development would sit below the 30 and 45-degree lines of the adjoining properties.
18. There has not been a significant change to the neighbouring context since the grant of the outline permission and the relationship to the neighbouring properties remains the same. The proposal has maintained a very similar footprint and siting to the one as illustrated in the outline permission, sufficiently distanced from neighbouring boundaries, with a ridge height that has also been reduced from 7.2m to 6.65m.
19. Take No.5 Randall Avenue, which is the closest adjoining property, the building envelope of the proposed building would be close to the 45-degree line from a 2m height of the garden boundary, assuming a separation distance of 4.1m to 4.5m. Given the roof angle to the side of the proposed building, it is more likely than not that the impact on the actual massing would be less than calculations. For the other properties, their separation distances are greater so the angles will therefore be less. The proposal would therefore comply with 45-degree line guidance from neighbouring rear gardens in accordance with SPD1.
20. Applying a similar method, the angle at 2m height at the nearest facing habitable room window was measured for the purpose of the 30-degree rule, which would be No.1 Homestead Park to the rear. Using a separation distance to the nearest habitable room window of 11.48m (as illustrated on the drawings) for the positioning of the proposed ridge height at 6.65m, it could be deduced that the worst-case angle is c.22 degrees, again with the actual impact being less than this calculation given the roof angles. Looking at all other surrounding relationships, the nearest habitable room windows are further away at 25m to 27m. The proposal would therefore comply with 30-degree line guidance from neighbouring rear habitable room windows in accordance with SPD1.
21. Fenestration arrangement would have an impact to neighbouring occupiers in terms of privacy and the introduction of an overlooking aspect. The proposal would not consist of any upper-floor window opening on its two side elevations (northeastern and southwestern) facing the neighbouring rear gardens. The other two facades (front and rear elevations) would incorporate dormer windows and rooflights at upper floor but there is sufficient separation distance in between and they do not form a direct line of sight at first-floor level that would infringe privacy of neighbouring occupiers to the extent of an unacceptable impact on the living conditions of the neighbouring occupiers; ground floor fenestration would be located

within 9m to neighbouring properties but the presence of boundary fencing together with any new boundary treatment within the application site to be secured within the landscape reserved matters would prevent the formation of a direct line of sight and therefore mitigate potential overlooking impacts.

22. Due to the stepped-in shape of the site boundary with the neighbouring rear gardens at Nos.98 and 100 Dollis Hill Lane, it is necessary to consider whether there is sufficient separation distance of the upper-floor windows with the adjoining properties. The proposal features on first floor a rear dormer window in-set from the northeastern edge of the building by at least 1.65m (or 2.4m towards to middle of this window), meaning this window would be aligned to the rear garden of No.98 Dollis Hill Lane instead, with more than 9m of separation distance to the garden boundary of No.98. The depth of the garden at No.98 would measure in excess of 18m so there is no concern of overlooking into neighbouring properties on Dollis Hill Lane.
23. As such, it is considered that the proposal would not have an adverse impact in terms of privacy and overlooking and the proposal would comply with the guidance in SPD1 in this regard.
24. Overall, the proposal would conform with the guidance in SPD1 and is considered to have an acceptable impact to neighbouring amenity.

STANDARD OF ACCOMODATION

25. Policy D6 of London Plan sets out that housing developments should be of high quality design and provide adequately sized rooms with comfortable and function layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Part C highlights that housing developments should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 (Optimising site capacity through the design-led approach) than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
26. Part F of Policy D6 sets out that housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.
 - 1) *Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.*
 - 2) *A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.*
 - 3) *A one bedspace single bedroom must have a floor area of at least 7.5sqm. and be at least 2.15m wide.*
 - 4) *A two bedspace double (or twin) bedroom must have a floor area of at least 11.5sqm.*
 - 5) *Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area (unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1sqm. within the Gross Internal Area).*
 - 6) *Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.*
 - 7) *A built-in wardrobe counts towards the Gross Internal Area (GIA) and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72sqm in a double bedroom and 0.36 sqm. in a single bedroom counts towards the built-in storage requirement.*
 - 8) *The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.*
27. The drawings indicate that the proposed dwellinghouse is of 3-bedroom 5-person over two storeys. The minimum GIA required by the London Plan is 93sqm, the proposal measures c.102.5sqm (area with less than 1.5m of floor-to-ceiling height is generally discounted from GIA, see criteria 5 and 6 above).

28. For each of the three bedrooms, they would comply with the minimum bedroom area and width requirements for their respective number of intended bedspaces (two double bedrooms + one single bedroom).
29. All habitable rooms are served by windows to enable to satisfactory degree of outlook and natural lighting.
30. In terms of minimum floor-to-ceiling height, the three section diagrams and loft floor plan have clearly delineated the where restricted headroom is. To comply with Policy D6, no less than 75% of the GIA of the dwelling shall have a minimum floor-to-ceiling height of 2.5m. The ground floor (c.57sqm) of the proposed dwellinghouse would feature a uniform headroom at 2.6m, whereas the loft floor would have a maximum headroom at c.3.37m towards to central ridge line and where the gable ends are, with varied levels of lower heights given the shape of roof. To satisfy the 75% GIA rule in this case, at least 19.8sqm (i.e. c.43% of 45.5sqm) of the loft floor itself is required to have a minimum floor-to-ceiling height of at least 2.5m and it is clear from the drawings that this could be accommodated.
31. Overall, the proposed dwellinghouse would provide an acceptable standard of accommodation internally with good degree of outlook and natural lighting from habitable rooms, and compliant with minimum floor area and floor-to-ceiling height requirements.

EXTERNAL AMENITY SPACE

32. Policy BH13 of the Brent Local Plan sets out 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 per home for family housing (3 bedrooms or more) situated at ground floor level and 20sqm for all other housing.
33. Policy D6 of London Plan sets out that a minimum of 5sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.
34. The proposal would consist of a garden space (patio and lawn) measuring well in excess of the 50sqm expectation, with direct internal access from dwellinghouse through the rear patio doors.
35. The proposal would provide sufficient external amenity space of suitable quality and quantity for the enjoyment of the intended occupiers. Further landscaping details would be assessed within the reserved matters application for Landscaping.

FIRE SAFETY

36. Criterion A of Policy D12 of London Plan sets out that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
 - 1) *identify suitably positioned unobstructed outside space:*
 - a) *for fire appliances to be positioned on*
 - b) *appropriate for use as an evacuation assembly point*
 - 2) *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*
 - 3) *are constructed in an appropriate way to minimise the risk of fire spread*
 - 4) *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
 - 5) *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

37. As previously assessed in the outline planning application, the building would be located outside of the 45m hose distance from Randall Avenue and would require the use of a sprinkler system within the building. The drawings provided have indicated the use of sprinklers. There is a legal requirement to ensure the proposal would comply with Building Regulations and other building safety legislations that sit outside of the remit of the planning permissions regime, including detailed requirements of Approved Document B (fire safety).
38. Overall, in terms of the scale of development, there is no reason that indicates that the proposed development would not be able to incorporate suitable fire safety installations and arrangement to conform with the relevant standards. Accordingly, while the reserved matters submission has not been accompanied with a separate fire safety submission, it is clear from the drawings provided in terms of its access/egress arrangement (which had been assessed in the outline planning application for 'Layout' and 'Access') and how a sprinkler system would be incorporated which could demonstrate compliance to the overall objectives of Policy D12a.

EQUALITIES

39. 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).

CONCLUSIONS

40. The proposed development would have an acceptable appearance and scale that conform with the parameters as established by the outline planning permission and would accord with the development plan as a whole.
41. The application for reserved matters for Appearance and Scale is accordingly recommended for approval.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 24/2624

To: Mr Poptani
Sterling Town Planning
58 Hassop Road
London
NW2 6RX

I refer to your application dated **18/09/2024** proposing the following:

Reserved Matters application (Appearance and Scale) in relation to Outline Planning Permission reference 22/0175 dated 28 March 2022 on matters of Layout and Access, for the demolition of existing garage and erection of a 1.5 storeys detached dwelling with associated access.

and accompanied by plans or documents listed here:
Refer to condition 1

at **7 Randall Avenue, London, NW2 7RL**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** reserved matters approval for the reasons

Date: 04/03/2025

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 material accordance with the:-

London Plan 2021
Brent Local Plan 2019-2041

- 1 The development hereby permitted shall be carried out in accordance with the following approved drawing(s):

7RA/OS	SITE LOCATION PLAN
001	EXISTING SITE PLAN
100 Rev A	PROPOSED SITE PLAN
101 Rev A	PROPOSED SITE PLAN (1:100@A2)
110 Rev A	PROPOSED GROUND FLOOR PLAN
112 Rev A	PROPOSED FIRST FLOOR
113 Rev A	PROPOSED ROOF PLAN
120 Rev A	PROPOSED FRONT ELEVATION
121 Rev A	PROPOSED REAR ELEVATION
122 Rev A	PROPOSED SIDE ELEVATION 1
123 Rev A	PROPOSED SIDE ELEVATION 2
130 Rev A	PROPOSED SECTION AA
131 Rev A	PROPOSED SECTION BB
132 Rev A	PROPOSED SECTION CC

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

- 2 The materials used in any exterior work must match those indicated in the drawings hereby approved.

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

INFORMATIVES

1 - 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.

Any person wishing to inspect the above papers should contact Ryan Wong, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2343