

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

9 April, 2025
04
24/2052

SITE INFORMATION

RECEIVED	24 July, 2024
WARD	Wembley Central
PLANNING AREA	Brent Connects Wembley
LOCATION	21 Copland Avenue, Wembley, HA0 2EN
PROPOSAL	Demolition of existing bungalow and erection of 4x 3-storey semi-detached dwellings including hard and soft landscaping, off street parking spaces, boundary treatment, alterations to existing drop kerbs and formation of new drop kerb, subject to Deed of Agreement dated xx under Section 106 of Town and Country Planning Act 1990, as amended.
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_169665</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 "24/2052" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement to secure the following planning obligations:

1. Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
2. Notification of material start 28 days prior to commencement
3. Biodiversity Net Gain to include:
Habitat & Maintenance Management Plan in relation to "significant" habitat within the area marked as "communal" space as indicated within the Proposed Site Layout Plan together with a fee for the monitoring of such habitat for a 30 year period.
4. Highway Works:
 - a. A Section 38 agreement to secure the widening of the pedestrian footway by 2m
 - b. Creation of new vehicular and pedestrian access off Copland Close, removal of redundant crossover on junction of Copland Avenue and Copland Close and reinstatement to footway, and alterations to existing crossover off Copland Avenue
5. Indexation of contributions in line with inflation from the date of committee resolution

Any other planning obligation(s) considered necessary by the Head of Planning. That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.

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

Conditions:

Compliance:

1. Three year rule
2. Approved documents
3. Restriction of Permitted Development rights
4. Building regulations M4(2) and M4(3)
4. Water compliance
5. Non-Road Mobile Machinery
6. Car and cycle parking and EVCP provision
7. Arboricultural Impact Assessment and Tree Report
8. Obscure Glazed Windows

Pre-commencement:

9. Construction method statement

During construction:

10. Materials Study
11. Hard and soft Landscaping scheme

Pre-occupation:

12. Lighting
13. ASPH Noise
14. Wildlife and nesting scheme

Informatives:

As set out within the decision notice.

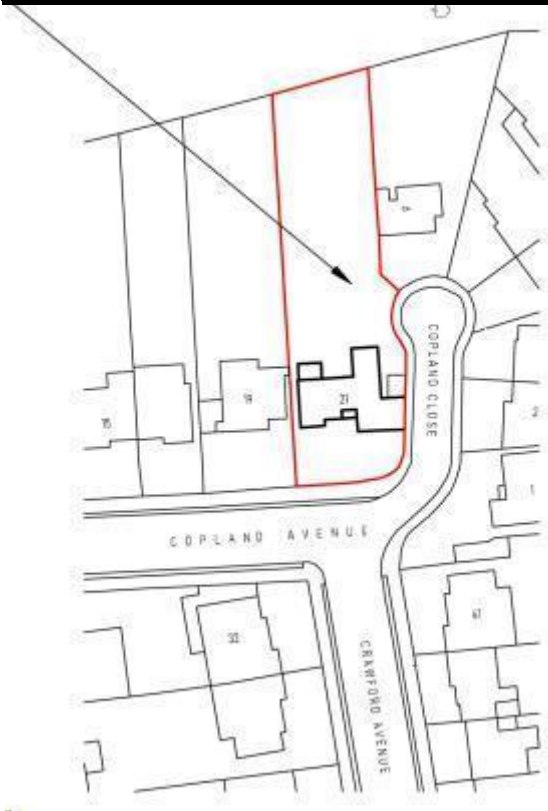
That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, Informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied 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.

That, if by the "expiry date" of this application (subject to any amendments/extensions to the expiry date agreed by both parties) the legal agreement has not been completed, the Head of Planning is delegated authority to refuse planning permission.

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

	Planning Committee Map
Brent	Site address: 21 Copland Avenue, Wembley, HA0 2EN
	© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

PROPOSAL IN DETAIL

The application seeks full planning permission for the demolition of the existing detached bungalow at 21 Copland Avenue and the redevelopment of the site to provide four new residential dwellings. The proposed development comprises two pairs of semi-detached, three-storey dwellinghouses — four units in total — all of which would be family-sized homes with either three or four bedrooms.

The dwellings would be arranged in two pairs. Plots 1 and 2 would front Copland Avenue, occupying a similar building line to neighbouring properties, while Plots 3 and 4 would be positioned to the rear, fronting onto the head of the Copland Close cul-de-sac. The dwellings have been designed to reflect the scale and rhythm of the surrounding suburban context, with pitched hipped roofs and traditional materials such as facing brick and clay roof tiles, complemented by detailing such as soldier course brickwork around window and door openings.

Each dwelling is provided with a generous private rear garden, in line with Brent's external amenity space standards, and includes a patio, lawn and tree planting to promote biodiversity and residential amenity. A central landscaped area between Plots 3 and 4, while not functioning as formal communal amenity space, offers visual relief and supports the scheme's biodiversity objectives. The existing crossover onto Copland Avenue is to be removed and replaced with boundary treatment, while new drop kerbs and driveways are proposed to provide one off-street parking space for each of Plots 1, 3 and 4. No parking is proposed for Plot 2, consistent with sustainable transport principles given the site's PTAL rating of 3–4.

Secure refuse and cycle storage is proposed within the front gardens of each plot, and all homes are designed to meet or exceed the minimum space standards set out in the London Plan. Plot 3 is to be designed to M4(3) wheelchair adaptable standards, with the remaining homes meeting M4(2) accessible and adaptable standards. Internally, the dwellings provide spacious layouts with open-plan kitchen/dining/living areas, generous bedrooms, and additional loft-level accommodation including a media room and storage.

Landscaping forms a key element of the proposal, with the planting of nine new trees across the site and reinstated hedging along the boundaries. Biodiversity enhancements including native species planting and flowering lawns contribute to an overall net gain of at least 10% in habitat units, in line with legislative requirements.

Amendments since submission:

- Provision of a Biodiversity Net Gain assessment
- Highway works to include an area within the application site to be provided to the Local Highways Authority to achieve a 2m pedestrian footway
- Re-orientation of parking spaces in front of Plots 3 and 4
- Resiting of the parking space within the front forecourt of Plot 1
- Removal of the existing crossover on Copland Close junction
- Removal of additional access gate proposed to achieve access to Barham Park
- Improvements to the landscaping within the site

EXISTING

The application site is a rectangular plot which accommodates for a single-storey bungalow, with a large residential garden. The plot is situated on the western side of Copland Avenue as it adjoins the junction with cul de sac Copland Close.

RELEVANT SITE HISTORY

No relevant planning history.

CONSULTATIONS

14 neighbouring and nearby properties were consulted on 16th August 2024 for a 21-day period together with

the Sudbury Town Residents Association.

On the 14th November 2024 a reconsultation was carried out owing to additional information having been provided. As further objections were received since validation, these residents' were consulted also. As such, 22 residents and nearby properties were then consulted as part of this reconsultation process.

Objections were received from 8 residents (some of which submitted multiple objections) and 2 Councillors (Cllr Lorber and Cllr Seelan). A summary of the objections is set out below:

Reasons for objecting	Officer's comment
Parking and Traffic Issues: Additional traffic and overspill car parking will occur on a cul de sac. Also, there are concerns for public safety when accessing and egressing the site and the loss of a single parking space.	Refer to 'Transport Considerations' below.
Design and Overdevelopment: The development would be out of character and proportion with the 1950's housing stock in the locality and would result in overdevelopment and would be out of character with the surrounding area	Refer to 'Design, Character and Impact on the streetscene section' and 'Standard of Accommodation' sections within the remarks section below.
The proposal would give rise to anti-social behaviour	There is no evidence to suggest that the creation of 4 dwellings would result in an increase in anti-social behaviour.
Impact on Privacy and Light: The height and proximity of the proposed buildings will compromise privacy and reduce natural light. Loss of light is particularly concerning for residents using their gardens.	Refer to 'Impact to Neighbouring Amenity' within the remarks section below.
Design and Overdevelopment: Residents are worried that the scale of the development will create a claustrophobic atmosphere, leading to overcrowding and pressure on local infrastructure. The council should encourage smaller low-rise development.	The dwellings are two-storey in height, broadly following the pattern of development in the surrounding area. Refer to 'Impact on Neighbouring Amenity' below.
Environmental and Ecological Impact: Concerns about the removal of trees and green spaces.	Refer to 'Ecology' within the remarks section below.
Impact upon property values: Concern that the development would negatively effect the value of homes in the area.	This is not a material planning consideration.
Carbon and Sustainability concerns: The proposal would have a negative impact upon the carbon footprint.	Refer to 'Sustainability' section below.
Lack of community benefit: Loss of parking bays as a result of the development imposed substantial cost on residents, as well as the reduction in	There is no loss of open green space, the area proposed to be redeveloped is a private garden. The two on-street parking bays would remain situated within the

green space.	Copland Close Cul De Sac, resulting in no loss of on-street parking.
Loss of safe play areas for children: The impact upon the cul de sac would have a negative impact upon children and their development and an area of play.	The cul de sac of Copland Close is a highway, with pedestrian footpath around the periphery, allowing access to properties within Copland Close. It is not laid out as a child playspace.

Internal consultation

Environmental Health - no objections subject to conditions being secured in relation to construction method statement, Non-road mobile machinery and noise insulation.

POLICY CONSIDERATIONS

Policy Comments

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

D3 Optimising site capacity through the design-led approach

D4 Delivering Good Design

D6 Housing quality and standard

D7 Accessible housing

D12a Fire Safety

H1 Increasing housing supply

H2 Small sites

HC1 Heritage conservation and growth

G5 Urban greening

G6 Biodiversity and access to nature

G7 Trees and woodlands

T5 Cycling

T6 Car Parking

T6.1 Residential parking

T7 Deliveries, servicing and construction

Brent Local Plan 2019-2041

DMP1 Development Management General Policy

BD1 Leading the Way in Good Urban Design
BH1 Increasing Housing Supply in Brent
BH2 Priority Areas for Additional Housing Provision within Brent
BH4 Small Sites and Small Housing Developments in Brent
BH13 Residential Amenity Space
BHC1 Brent's Heritage Assets
BGI1 Green and Blue Infrastructure
BGI2 Trees and Woodlands
BSUI1 Creating a Resilient and Efficient Brent
BSUI2 Air Quality
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:

London Plan Guidance - Housing Design Standards June 2023

SPD1 Brent Design Guide 2018

Residential Amenity Space & Place Quality SPD Decemeber 2024

Brent Waste Planning Guide 2013

Sustainable Environment & Development – SPD – 2023

DETAILED CONSIDERATIONS

Principle of Development

1. Policy BH1 sets out the need for the Council to maximise the opportunities to provide additional homes in the period to 2041, with a minimum 23,250 homes in the period 2019/20-2028-29 and a minimum of 46,018 homes in the period 2019-20-2040/41. The policy identifies Growth Area, site allocations and appropriate windfall sites to support the delivery of the additional homes.
2. Policy BH2 sets out priority areas for additional housing provision within Brent. In addition to Growth Area and Site Allocation, policy BH2 identifies town centres, edge of town centres, areas with higher levels of public transport accessibility levels and intensification corridors as priority location where the provision of additional homes would be supported.
3. Policy H2 of London Plan identifies that for London to deliver more of its housing, a substantial contribution from smaller sites below 0.25 hectares in size will be required. It sets a Brent minimum target of 4,330 for the period 2019/20 – 2028/29. Policy BH4 relates to small sites and small housing developments in Brent ((below 0.25 hectares or 25 dwellings in size) and in line with policy H2 of London

Plan, sets out that small housing developments delivering a net addition of self-contained dwellings through the more intensive and efficient use of sites, where consistent with other policies in the development plan, will be supported within the priority locations of PTAL 3-6, intensification corridors, or a town centre boundary through:

- a) the infill of vacant or underused brownfield sites,
 - b) residential conversions, redevelopment, extensions of dwellings, or infill within the curtilage of a dwelling,
 - c) the redevelopment of flats, non-residential buildings and residential garages,
 - d) upward extensions of flats and non-residential buildings
4. In these priority locations, the character of the existing area will be subject to change over the Local Plan period. Outside the 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.
 5. The site is located within an area of PTAL 3 and would therefore be a priority area and as such is considered to be suitable for redevelopment. The principle of optimising the site for 4 new dwellings is acceptable in principle and in line with policy H2 and policies BH2 and BH4 as discussed above.

Housing Mix

6. The proposed mix delivers all four homes as family sized homes (2 x 3 bedroom and 2 x 4 bedroom homes).
7. Policy BH6 states that the council will seek to deliver a target of 25% of new homes as family sized (3 bedrooms or more) dwellings. For every four dwellings included within developments at least one must be 3 bedrooms or more. Exceptions to the provision of family sized dwellings will only be allowed where the applicant can show that:
 - the location or characteristics of the development are such that it would not provide a high quality environment for families, or
 - its inclusion would fundamentally undermine the development's delivery of other Local Plan policies
8. The proposal would include the provision of four family sized home, exceeding policy BH6 requirements and would provide 100% family sized accommodation, for which there is an identified need in the borough.

Design, Character and Impact on the Streetscene

9. The NPPF seeks developments of high-quality design that will function well and add to the overall quality of the area, responding to local character and history, reflecting the identity of local surroundings while not discouraging appropriate innovation, establishing or maintaining a strong sense of place, and optimising the potential of the site to accommodate an appropriate amount and mix of development. London Plan Policy D3, D4 sets out a design-led approach to new development that responds positively to local context and optimises the site's capacity for growth, supporting higher densities in well-connected locations with Policy D5 seeks inclusive design.
10. Policy DMP1 sets out the need for development proposals to be:
 - (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.
 - (f) safe, secure and reduces the potential for crime
11. 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.
12. 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.

13. The surrounding area features a variety of architectural styles. The neighbourhood predominantly consists of detached and semi-detached houses. The existing dwellinghouse is a bungalow, situated on the junction with Copland Close. There are not many instances of bungalows in the surrounding locality, with the majority of the nearby dwellings being two-storey dwellings, which have been extended generally to form two storey side extensions. The neighbouring property at No. 19 Copland Avenue is a two-storey dwelling, with a flat roofed two storey side extension and heavy planting along the boundary.

Loss of existing bungalow

14. The proposal seeks to demolish the existing bungalow and proposed a pair of two semi-detached dwellinghouses .
15. There is no objection in principle to the loss of the existing bungalow in design terms. While it represents a modest, single-storey dwelling with a relatively generous garden plot, it does not hold any architectural or historic merit, nor is it generally representative of the prevailing character of the area. The surrounding streetscene is characterised primarily by two-storey semi-detached and detached dwellings, many of which have been extended. As such, the existing bungalow, while contributing neutrally to the street scene, does somewhat appear as an anomaly within the established built form. The proposed redevelopment would therefore align well with the typical massing and scale of development within the locality, contributing positively to the streetscene. Furthermore, the replacement of the bungalow with a higher-density residential scheme that provides additional family-sized dwellings supports the borough's housing objectives while respecting local character, and is considered acceptable in design terms.
16. There is no objection to the demolition of the existing bungalow as the three bedroom family unit which would be lost is being reprovided and the creation of the new units would be assessed against modern day space standard.
17. Additionally, through the demolition there would be an additional net gain of 3 family sized dwellings, as discussed above, family dwellings are urgently needed within the Borough. As such, there is no objection to the demolition of the existing bungalow and the intensification of residential uses on the site to create 4 new family sized dwellings.

Impact on Locally Listed Barham Park

18. While the site is not situated within a conservation area, Barham Park to the rear of the site is locally listed (non-designated heritage assets). Its has not been considered necessary for a Heritage Statement to be submitted as the proposed development would not be harmful and is considered to continue to preserve the setting of the non-designated heritage assets having regard to Paragraph 202 and 203 of the NPPF.
19. The development is considered to not have a harmful impact upon Barham Park, this is as a result of the deeper gardens at the application site than the properties which are situated further northwards, There would be an improvement in the landscaping and tree planting within the site, in addition to the retention of 3 trees. The additional buffering from the residential boundaries towards the park, and the buildings being sited away from the shared boundary has ensured that there would not be any further additional harm to this locally listed heritage asset.

Plot Dimensions

20. The dwellings would be two-storey with additional accommodation within the roofs. Plots 1 and 2 would feature a front porch canopy, along with a ground bay window, serving the living space at the front of the unit. Plots 3 and 4 present a shared structure between the porch and bay window, allowing the roof canopy of the porch to connect with the bay window, owing to the narrower width of this building. The plots and their dimensions are set out below:

Plot	Width	Depth	Height
1	15.78m	10.03m	8.76m*
2	15.78m	10.03m	8.76m*

3	12.24m	10m**	8.75m*
4	12.24m	10m**	8.75m*

**Not including chimney*

*** Not including the ground floor bay projection*

21. It is worth noting that the ground level of Plots 3 and 4 are proposed to be recessed into the ground, as a result of excavation works. The proposal seeks to lower the ground level of these units by 0.7m and 1m across the site, to address any impact concerns, which are discussed in more detail below.
22. The façade of the buildings follow a general arrangement of 2 windows at the first floor level and the bay and one additional window for both plots. A pitched hipped roof is proposed, with a shared chimney.
23. The dwellings are proposed with facing brickwork and clay roof tiles, there are areas of details like soldier course brick details to head and cill of new windows and doors to create visual interest when viewed from the front and rear of the properties. These details along with the materiality of windows and doors and samples could be secured through condition.
24. The design of the proposed four new dwellings is considered acceptable and would complement the character and appearance of the surrounding area. The development reflects an efficient and effective use of the site by increasing the number of dwellings without resulting in a cramped, incongruous building form. Importantly, the scale, height, and overall massing of the proposed buildings are broadly consistent with nearby residential properties, which results in the scheme sitting comfortably within its context. The layout and spacing of the dwellings also broadly maintain the established rhythm of the streetscene, including the cul-de-sac contributing positively to the character and appearance of the area.
25. The hedge along the boundary with No. 19 is proposed to be retained, with front boundary low walls provided on the Copland Avenue elevation. Further details of fencing, walls and enclosures would be conditioned as part of any grant of consent.

Standard of Accommodation

26. 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.
27. 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 7.5 sq.m. and be at least 2.15m wide.
 - 4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
 - 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 1 sq.m. 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 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 0.72 sq.m. in a double bedroom and 0.36 sq.m. 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.

Type of Dwelling		Minimum Gross Internal Areas and Storage (sqm)	
No. of Bedrooms	No. of bedspaces	2 storey dwelling	Built in storage
3b	4p	84	2.5
3b	5p	93	2.5
3b	6p	102	2.5
4b	5p	97	3
4b	6p	106	3

28. The proposed dwellings have been designed to exceed the minimum space standards as set out below:

Plot 1 – 4 bed 6 person two-storey dwelling requiring 106sqm achieving 176sqm (storage included) – compliant

Plot 2 - 4 bed 6 person two-storey dwelling requiring 106sqm achieving 176sqm (storage included) – compliant

Plot 3 – 3 bed 5 person two-storey dwelling requiring 93sqm achieving 124sqm (storage included) - compliant

Plot 4 – 3 bed 5 person two-storey dwelling requiring 93sqm achieving 124sqm (storage included) – compliant

Layout

29. All four dwellings would feature open-plan living and dining spaces on the ground floor, with additional lounge spaces with bedrooms situated at the first floor. On the loft level of plots 1 and 2 there would be what is labelled to be a media space, allowing for additional living space to serve the needs of the residents. This media room and an additional storage area feature within plots 3 and 4 at roof level, which is welcomed.

30. The proposed layouts are considered to be well-organised, comfortably exceeding the minimum space standards as set out above and the design effectively maximises the use of the space. The bedrooms are spacious and offer functionality. Areas for storage have been clearly indicated within the units.

31. The units are all proposed to be dual aspect, with Plots 1 and 2 achieving outlook onto Copland Avenue and within their garden spaces which are a minimum of 9m. Plots 3 and 4 have outlook to the front of the property, over the parking spaces and allocated communal amenity area, and to the rear within their own private gardens.

32. There is an additional window at ground floor within plots 1 and 2, situated to the flank elevation of the shared living space. However, it is not the sole habitable window serving this room. Any windows serving flank elevations would be conditioned to be obscure glazed up to a height of 1.7m.

33. Within plots 3 and 4 there is an additional window serving the lounge are situated on the flank elevation, this would also be secured to be obscure glazed.

34. The windows situated at the flank elevation of the upper levels serve non-habitable rooms such as bathrooms and showers and as such, would be secured to be obscure glazed.

Floor to Ceiling Head Heights

- 35. London Plan Policy D6 also requires at least 75% of the GIA of each flat to have an internal floor-to-ceiling height of 2.5m.
- 36. All of the habitable floorspace across the main floors of the proposed dwellings would achieve a minimum internal floor-to-ceiling height of 2.5 metres, in full compliance with London Plan Policy D6. Additional floorspace is proposed within the roof spaces of each dwelling; however, these attic areas are not identified as habitable rooms and include elements of reduced head height due to the sloping roof form. Notwithstanding this, the overall proportion of the Gross Internal Area (GIA) across each unit that achieves a ceiling height of at least 2.5 metres exceeds the 75% minimum requirement set out in Policy D6. As such, the development is considered to provide a comfortable and spacious living environment in accordance with policy.

Accessible Housing

- 37. Policy D7 requires at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other 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'.
- 38. The proposal includes one unit (House 3) which is M4(3) compliant, this would be conditioned.

External Space Standards

- 39. Policy BH13 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 20 sqm for all other housing.
- 40. Policy D6 of London Plan sets out that a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. The policy highlights that new developments should provide private amenity space to all dwellings, accessible from a main living room without level changes and planned to take maximum advantage of daylight and sunlight. Where sufficient private amenity space cannot be achieved individually for each dwelling to meet the full requirement of the policy, the remainder should be supplied in the form of communal amenity space.
- 41. All units proposed have direct access to amenity space and are three-bedroom family units, as such, the requirement for each unit is 50sqm.

Unit	Amenity Provided (sqm)	Policy Compliant	Overprovision (sqm)
Plot 1	85	Yes	35
Plot 2	65	Yes	15
Plot 3	111	Yes	61
Plot 4	127	Yes	77

- 42. The site plan indicates that each unit benefits from private amenity space, including a rear patio area, side access, and generous planting within individual gardens. Landscaping proposals include reinstated hedge planting to both the front and rear of the plots, with additional tree planting across the site. A central landscaped area is also proposed between Plots 3 and 4, though this does not function as formal communal amenity space. Instead, it serves as a visual amenity feature that enhances the setting of the development and contributes positively to the character of the site and the street scene. While not intended for active use, this landscaped area plays a key role in achieving the scheme's biodiversity net gain and urban greening objectives. Full details of all planting, materials and a maintenance strategy would be secured by condition.
- 43. The proposal includes a private amenity space for each dwelling that exceeds the minimum requirement set out within policy BH13 and has been designed in a well-considered manner within the site. Each garden for all four plots includes substantial planting, in the form of flower rich perennial planting, large

areas of usable amenity grassland encouraging play space, hedging for privacy, trees and a separate terrace which is considered to be usable for the number of occupants each dwelling would require. The approach to amenity provision is well-considered, offering ample opportunities for a variety of activities in line with Policy BH13 and the Amenity Space SPD.

44. The proposed external amenity space areas have been well designed and considered and further details of the planting would be secured through condition. The proposal is considered to be in accordance with Policy BH13 of Brent's Local Plan and Brent's Supplementary Amenity Space SPD (December 2024).

Impact to Neighbouring Amenity

Privacy

45. The Council's SPD1 guidance advises that a minimum separation distance of 18 metres should be maintained between directly facing habitable room windows, and that a distance of at least 9 metres should be maintained between habitable rooms and the boundaries of private gardens. These standards are in place to safeguard privacy both within new developments and in relation to neighbouring properties.
46. The proposed dwellings have been designed to ensure a high standard of privacy is maintained throughout. All habitable room windows are located on the front and rear elevations, avoiding any direct overlooking into neighbouring gardens or properties. A separation distance of approximately 21.4 metres is maintained between the rear elevations of Plots 1 and 2 and Plots 3 and 4, comfortably exceeding the 18 metre standard required under SPD1. Additionally, the rear elevations of Plots 3 and 4 are set more than 9 metres from the rear boundaries of Plots 1 and 2, in line with SPD1 guidance, avoiding any mutual overlooking between properties within the development.
47. While some flank wall windows and rooflights are proposed, these either serve non-habitable rooms (e.g. bathrooms) or are secondary windows to rooms that already benefit from outlook to the front or rear. These openings can be secured by condition to be obscure glazed and non-opening below 1.7 metres above floor level, preventing any potential for overlooking of neighbouring gardens at No. 19 Copland Avenue or No. 6 Copland Close.
48. The proposed rooflights are also positioned at an angle facing the sky, limiting any possible views into neighbouring properties.
49. The layout, orientation and fenestration of the proposed dwellings have been carefully designed to prevent any harmful overlooking or loss of privacy, both to surrounding residential occupiers and between the new units themselves. The development is therefore considered to comply fully with the Council's SPD1 guidance in respect of privacy.

Overbearing appearance

50. To ensure that the plots are not visually overbearing to the neighbouring properties, SPD1 advises 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. 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..
51. Plots 1 and 2 are orientated towards Copland Avenue and set 1m from the curtilage boundary shared with No. 19. The massing of the building largely takes the bungalows siting into account. Whilst it is marginally deeper than the main bungalow, it does not project beyond the rear building line of the flat roof two storey extension at No 19 Copland Avenue. On the other side of semi, plot 2 is built up to the cul de sac and would have no further impact on any neighbouring dwellings as it shares its boundaries with Plot 1, the cul de sac road and the parking spaces situated at the rear.
52. The plans submitted indicate plots 3 and 4 that sit further into the rear of the site would comply with the 45 degree line from the rear garden of No. 19 Copland Avenue. They would sit along the flank wall of No. 6 Copland Close. Plots 3 and 4 would project around 1.5m rearward of the rear building line of No. 6 Copland Close. This distance would be within 45 degree line from the nearest rear habitable room window at No. 6 Copland Close, in line with the updated SPD on residential extensions and alterations that supersedes the 1:2 guidance that was in the former document known as SPD2. Whilst SPD1 still

makes reference to 1:2 rule it is considered that applying 45 degree line would be appropriate for this residential context. Nevertheless, the scheme would also sit within 1:2 rule when measured from the nearest rear habitable room window at No. 6 Copland Close . There do not appear to be any windows situated on the flank elevation of the ground floor garage within No. 19 Copland Avenue, and the windows in situ at first and within the loft space of this dwelling are obscure glazed windows with restricting any outlook from this elevation.

53. With regard to the 30 degree rule, SPD1 advises that buildings should be set below a line of 30 degrees from the nearest rear habitable room window of any adjoining property, measured from a height of 2m. The adjoining properties, No. 6 Copland Close and No. 19 Copland Avenue follow the same orientation as the proposed dwellings and as such, the 30 degree rule does not apply to these. For each pair of new dwellings, given the distance (18m+) between Plots 1 and 2 and Plots 3 and 4 it is not expected that Plots 3 and 4 would breach the 30 degree rule when considered against Plots 1 and 2.
54. The massing and height complies with SPD1 guidance and the proposal is not considered to detrimental to neighbouring amenity in terms of sense of enclosure or outlook of nearby occupiers. The orientation of the dwellings, sited along the existing building line of both Copland Close for Plots 3 and 4 and Copland Avenue for Plots 1 and 2 would be likely to mitigate a considerable area of overshadowing within the gardens of nearby dwellings.

Transport Considerations

Car Parking and Crossovers

55. Appendix 4 of the Local Plan states that maximum car parking allowances are based upon the London Plan standards, which for residential use are taken from Table 10.3 of London Plan Policy 6.1.
56. The site straddles the boundary between a PTAL rating of 3 and 4, with houses 1 & 2 fronting Copland Avenue having a PTAL rating of 4 (due to Sudbury Town station being within 960 metres) and houses 3 & 4 fronting Copland Close having a PTAL rating of 3.
57. As the existing house has a PTAL rating of 4, its maximum car parking allowance is 0.75 spaces. The current carriage driveway layout and garage mean that maximum allowances are currently exceeded.
58. The four proposed houses would have a combined maximum car parking allowance of 3.5 spaces in total. The proposed provision of 3 spaces is considered to accord with the maximum standards.
59. The off-street parking and associated crossovers for house 2 are proposed to be removed as part of this application, as the location onto the radius kerb at the junction with Copland Close does not accord with Brent's crossover guidance. A single parking space for houses 1, 3 and 4 remains which is acceptable. A condition would be attached to secure the removal of the existing crossover, a 900mm wall has also been proposed to the frontage where the crossover currently resides.
60. Policy BT2 of the Local Plan also requires consideration to be given to the impact of development on parking conditions. In this respect, data from the 2021 Census suggests that car ownership for houses in this area average one car per household. On this basis, one car may park on-street and with neither Copland Avenue nor Copland Close being noted as being heavily parked at night, there is plenty of spare capacity to absorb this level of demand.
61. It is also noted that the footway widths along both sides of Copland Close are below the standard minimum 2m width. This fails to provide suitable pedestrian access to the proposed houses at the rear of the site, in accordance with Healthy Streets principles. As such, the redevelopment of this site has included a strip of land along the northern edge of the site as public highway in order for the footway to be widened to 2m and a Section 38 Agreement would be required to secure the adoption of the widened footway.

EVCP

62. Policy T6 of London Plan highlights that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. Policy BT1 of Brent's Local Plan seeks to increase coverage of Electric Vehicle charging points across the borough. A condition would also be

attached to secure the parking spaces as passive electric vehicle charging points.

Cycle Parking

63. Policy T5 of London Plan sets out the need to secure the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision. This is also set out within policy BT1 of Brent's Local Plan that highlights the need for developments to include cycle parking, in line with or exceeding London Plan standards.
64. Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.
65. The proposed houses would require a minimum of 8 secure bicycle parking spaces. Details have been shown on the plans, which indicate that a bike store would be in situ in the front gardens of plots 1 and 2 and and 3 and 4. A condition would be attached to any consent to secure this as the bicycle lockers are shown to measure 1m x 2m for each house which would be acceptable.

Refuse Stores

66. Policy D6 of London Plan highlights the need for housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste. This is reinforced within policy DMP1 that highlights the need for developments to provide high levels of internal and external amenity and does not unacceptably increase exposure to smells and waste.
67. In addition to the bike stores allocated for each dwelling, an individual refuse area is also provided, which would allow for sufficient collection from the highway and is acceptable.
68. Finally, it should be noted that the site has an existing private access from the rear garden into Barham Park. This is proposed to be retained for house 3 which is accepted.

Ecology, biodiversity and Urban Greening

69. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy BGI1 (d) sets out the need for all developments to achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area.

Biodiversity

70. Brent Local Plan Policy BGI1 Green and Blue Infrastructure and the London Plan Policy G6 sets out that development should aim to secure a net biodiversity gain.
71. It is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) for minor development to deliver a Biodiversity Net Gain of 10%, unless it meets one of the exemptions as set out within the legislation. This means a development must result in more or better quality natural habitat than there was before development.
72. The submission includes a Biodiversity Net Gain report which advises that as existing the total current on-site baseline habitat units are 0.9408, with the hedgerow units being 0.0090. It is proposed that Trees T1 (medium sized purple leaf plum), T3 (medium sized apple) and T4 (large sized Leyland cypress) and the existing hedgerow on site will be retained and protected. However, all other habitats will be lost to facilitate the development or to enable the creation of higher quality habitats on site.
73. The submission proposes to plant 5 small native trees, such as crab apple *Malus sylvestris*, rowan *Sorbus aucuparia*, field maple *Acer campestre* and cherry *Prunus* sp. and 4no. medium (semi-mature) native trees such as silver birch (to be 30cm DBH at the time of planting).
74. Additionally, the new dwellings would support private gardens, with lawn and tree and hedge planting. However, as these are private areas, these are not counted in the metric.

75. A communal green space in the centre of the site will be seeded with a flowering lawn mixture such as Emorsgate EL1 seed mix or equivalent. This mixture contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing. This mixture contains species such as yarrow *Achillea millefolium*, betony *Betonica officinalis*, common knapweed *Centurea nigra*, kidney vetch *Anthyllis vulneraria*, hedge bedstraw *Galium album*, common bent *Agrostis capillaris*, crested dogstail *Cynosurus cristatus* and red fescue *Festuca rubra*.
76. The proposal includes over 19m of cherry laurel hedgerows will be planted outside the private gardens, along boundaries of the communal green space in the centre of the site and in between car parking areas. As above though, these have not been counted as they form a partial boundary with the private areas of the site, and therefore should not be counted. The value in biodiversity units as existing is 0.0173 baseline, which is proposed to be increased to 0.0263.
77. The anticipated post-development habitat units are 1.0353, resulting in a total net gain of 10.05% in habitat units. Furthermore, a 192.61% net gain in hedgerow units will also be achieved in line with National Legislation.
78. A condition is recommended to secure a range of biodiversity enhancements across the site, including hedgehog highways, habitat boxes, rubble and log piles, bird boxes and bat boxes. These features will provide opportunities for nesting, shelter and foraging, contributing to the overall ecological value of the development. Hedgehog highways will ensure permeability through garden boundaries, enabling movement between plots and neighbouring sites. Habitat boxes nestled within planting areas, alongside rubble and log piles, will create safe and naturalistic environments for hedgehogs and invertebrates. Bird and bat boxes will support species that rely on trees or built structures for nesting and roosting, and their placement will be carefully designed to minimise conflict with external lighting. These measures will help to ensure the long-term ecological resilience of the development, in line with Policy BGI1 of the Brent Local Plan.
79. It is recommended that a habitat management and maintenance plan for the significant on site habitat enhancement as noted above is secured through the Section 106 Agreement together with a monitoring fee in relation to the maintenance of such habitat enhancement for a 30 year period in line with legislation. together with a monitoring fee. Wildlife features would also be conditioned for birds, hedghogs and plants.

Impact upon Barham Park SINC and Railway Corridor SINC

80. London Plan policy G6 highlights the need for Sites of Importance for Nature Conservation (SINCs) to be protected. A SINC is situated towards the rear of the site, within Barham Park open space. Additionally, the railway corridor is a wildlife corridor and SINC (Grade 1 Chiltern Line BI06F) as identified through London Plan Policy G6.
81. Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:
- 1) avoid damaging the significant ecological features of the site
 - 2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site
 - 3) deliver off-site compensation of better biodiversity value.
82. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. As above, the proposal is considered to provide 10% net gain and would therefore not be considered to harm the wildlife corridor or Barham Park's Site of Importance for Nature Conservation (SINC's) to be protected.

Ecology

Barham Park SINC and Chiltern Line SINC

83. Barham Park, located to the rear of the site, is designated as a Site of Importance for Nature Conservation (SINC). In addition, the adjacent railway corridor is identified as a Grade 1 SINC (Chiltern

Line – BI06F) and functions as an important ecological corridor. London Plan Policy G6 and Policy BGI1 of Brent's Local Plan require development to protect and enhance biodiversity and to avoid adverse impacts on SINC's and other designated ecological assets.

84. The proposed development would not result in direct encroachment into either the Barham Park SINC or the railway corridor. The site benefits from a deep rear garden that provides a substantial buffer between the proposed built form and the boundary with Barham Park. This buffer, which includes existing vegetation and the retention of several trees, is to be enhanced through additional landscaping and tree planting, further mitigating any potential impacts on the adjacent natural habitat.
85. The scheme includes biodiversity enhancements, such as new native tree planting, flowering grassland seeding, and hedgerow planting within the site. These features contribute to a net gain in biodiversity and strengthen the ecological value of the development, without compromising the integrity of adjacent SINC's. The submitted Biodiversity Net Gain Assessment confirms that a minimum 10% net gain in habitat units will be achieved, in accordance with the Environment Act 2021, and no adverse impact on the functioning or quality of the Barham Park SINC or the railway corridor is anticipated.
86. Overall, the proposal is considered to respect and preserve the value of nearby ecological designations. It supports the policy objectives of the London Plan and Brent Local Plan by enhancing ecological connectivity and safeguarding sensitive habitats from harm.

Urban Greening

87. Brent Local Plan Policy BH4 in line with London Plan Policy G5 requires all minor development proposals to achieve an UGF score of 0.4 on site. This score needs to be demonstrated through a landscape masterplan that incorporates green cover into the design proposal. It should be accompanied by a score table measuring the UGF leading to better quality green cover on site.
88. The applicant has provided a drawing and spreadsheet that demonstrates that the planting proposed within the overall site would achieve a score of 0.425 and is therefore acceptable.

As such, the proposal accords with policy G5 and BH4.

Bats

89. An Emergence Bat Survey was submitted in support of the application. The survey was undertaken in accordance with best practice guidance issued by the Bat Conservation Trust and Natural England. It assessed the potential for roosting bats within the existing building and surrounding trees, in line with the requirements of the Conservation of Habitats and Species Regulations 2017.
90. Bats and their roosts are protected under UK legislation as European Protected Species (EPS). As such, planning authorities must consider the potential presence of bats and ensure that development would not result in harm to protected species or their habitats, in accordance with paragraph 186 of the National Planning Policy Framework (NPPF), which states that opportunities to conserve or enhance biodiversity should be pursued in decision-making.
91. The submitted survey concluded that no evidence of bat roosting activity, including emergence or re-entry, was observed during the survey period, and that the building has low bat roost potential. As such, no mitigation measures have been recommended. The Council is satisfied that sufficient ecological information has been provided to conclude that the proposed development would not result in harm to bats or their habitat. Therefore, the proposal is considered to accord with Policy G6 of the London Plan, Policy BGI1 of Brent's Local Plan, and relevant national legislation concerning protected species.
92. Should any bats be unexpectedly encountered during demolition or construction, the applicant would be required to stop works and seek further advice from a suitably qualified ecologist. An informative can be added to remind the applicant of their obligations under wildlife legislation.

Trees

93. Policy DMP1(h) highlights the need for development proposals to retain existing blue and green infrastructure including water ways, open space, high amenity trees and landscape features and providing appropriate additions or enhancements where possible. Policy BGI2 of the local plan required development to retain trees or propose replacement trees where retention is not possible.

94. The submission has been accompanied by an Arboricultural Impact Assessment. The report identifies 10 trees within the site or close to the site including 1 category B tree, 8 category C trees/groups and 1 category U tree. Six trees are proposed to be removed to facilitate the development all of which are category C and U trees (T2, T5, T6, T7, T8 and T9). The other three trees including the higher value category B tree within the site would be retained (T1, T3, and T4) with details provided of measures to protect the retained trees during construction works.
95. It should be noted that the site contains trees that are subject to Tree Preservation Order (TPO) which protects two trees growing within the rear garden (43.10/122 (VO8/00022)) T3 a Silver Birch growing within the middle of the rear garden and T4 a Purple leaved Plum growing adjacent to the boundary with 6 Copland Close. The report does not include the TPO tree T3, which is the Silver Birch which has been removed at some point between 2018 and 2024 and additionally TPO tree T4 has been identified as a category U tree which is proposed to be removed as set out above.
96. To compensate for the loss of trees within the site including TPO tree, the proposal seeks to plant a total of 9 replacement trees within the site. This would result in a net increase of three trees overall. This would include 4 semi silver birch trees, these would be located within the communal area and along the car parking area. 5 additional trees of species Rowan, Crab Apple, Field Maple and Cherry Trees are proposed on this boundary also.
97. The planting of 9 new trees would be in line with policy BG12.

Environmental Health Considerations

98. Policy DMP1 (g) highlights that development will be acceptable provided it does not unacceptably increase, and where possible reduce, exposure to flood risk, noise, dust, contamination, smells, waste, light, other forms of pollution and general disturbance or detrimentally impacting on air or water quality.

Flood Risk and Drainage

99. The application site is located within flood Zone 1, indicating the lowest risk with a 0.1% annual probability of flooding. The minor application is therefore not required to submit a Flood Risk Assessment.
100. Brent Local Plan Policy BSUI4 sets out proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems. Proposals that would fail to make adequate provision for the control and reduction of surface water run-off will be refused.
101. The proposals include a rainwater discharge plan which indicates underground attenuation tank within the site, and aco or similar gulleys along the rear of the house to collect rainwater. The submission is considered to adequately address the rainwater discharge and there is no objection.

Water Consumption

102. Policy BSUI4 highlights the need to meet the target for mains water consumption of 105 litres or less per person per day. A condition securing this would be attached to any consent.

Lighting

103. Lighting is proposed to the pathway, and further details would be secured through the landscaping condition.

Construction Impact

104. A condition is also recommended requiring the approval of a Construction Method Statement in relation to demolition and construction. It is recommended that permission is granted subject to these conditions.

Air Quality

105. As the application does not relate to a major application there is no requirement to submit an Air Quality Neutral Assessment in line with policy BG11 of Brent's Local Plan. A condition has been included requesting a Construction Method Statement given that the development is within an Air Quality

Management Area.

Fire Safety

106. Policy D12A of the London Plan (as well as the draft London Plan Fire Safety Guidance) requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate 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.

107. The submission includes a suitable site layout, means of escape and evacuation strategy. The submitted Fire Safety Statement includes passive and active fire safety measures which include construction materials that would achieve appropriate reaction to fire ratings fire stopping and compartmentation between units, smoke alarms and internal linings. The materials for the proposed dwellings have also been confirmed to be non-combustible and there will be the installation of cavity barriers. Fire hydrants are proposed and each dwelling would require certificates for fire detection and alarm systems.

108. The applicant has provided a fire statement which has addressed the above requirement, in accordance with policy D12A of the London Plan. Detailed fire safety considerations would be addressed as part of building regulations.

Sustainability

109. The proposal includes sustainability and renewable energy commitments including the use of Air Source Heat Pumps (ASHP) and Fabric First Approach, which is strongly supported. ASHPs also generate noise and a condition has also been recommended to ensure that this does not significantly impact the amenity of sensitive receptors.

Equalities

110. 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

111. The proposal is considered to accord with the development plan having regard to all material planning considerations. The proposal would deliver the provision of four family sized homes contributing towards the Council's housing targets.

112. Planning permission is therefore recommended to be granted subject to conditions and legal agreement.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: **24/2052**

To: Mr Dusek
Jack Dusek & Co
Nickron House
Bury Lane
Rickmansworth
WD3 1DN

I refer to your application dated **24/07/2024** proposing the following:

Demolition of existing bungalow and erection of 4x 3-storey semi-detached dwellings including hard and soft landscaping, off street parking spaces, boundary treatment, alterations to existing drop kerbs and formation of new drop kerb, subject to Deed of Agreement dated xx under Section 106 of Town and Country Planning Act 1990, as amended.

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

at **21 Copland Avenue, Wembley, HA0 2EN**

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: 01/04/2025

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 general accordance with policies contained in the:-
National Planning Policy Framework 204
London Plan 2021
Brent's 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):

Site Location Plan

690- P- 2 Rev K - Site Plan
690-P-4 Rev D - Plans and elevations for plot 1 and 1
690- P-5 Rev D - Plans and elevations for Plot 3 and 4
690- P-6 Rev C existing and proposed streetscenes
690- P- 8 Rev A - Existing and proposed side elevation and street scenes
690-P-9 Rev A - crossover location plan
690- P-10 Sections
690-P-11 - Proposed rainwater strategy

Supporting Documents
GHA Tree Report
Biodiversity Net Gain Assessment 21 Copland Avenue (October 2024 Rev 2 December 2024)

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

- 3 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouses subject of this application, notwithstanding the provisions of Class(es) A, B, C, 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: In view of the restricted nature and layout of the site for the proposed development, no further enlargement or increase in living accommodation beyond the limits set by this consent should be allowed without the matter being first considered by the Local Planning Authority.

- 4 Plot 3 shall be designed to comply with Building Regulation M4(3) 'wheelchair adaptable homes' standards and the remaining residential units designed to comply with Building Regulations M4(2) 'accessible and adaptable homes' standards.

Reason: To ensure the provision of accessible homes, in accordance with policy D7 of London Plan 2021.

- 5 The building 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 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/> "

Reason: To protect local amenity and air quality in accordance with Brent Policies BSUI1, BSUI2 and London Plan Policy SI1.

- 7 The development hereby approved shall not be occupied unless the car parking spaces (including the passive provision for EVCP for these car parking spaces), cycle storage and refuse stores have been completed in full accordance with the approved drawings and made available to residents of the development and shall not be used other than for purposes ancillary to the flats hereby approved.

Reason: To ensure a satisfactory standard of accommodation.

- 8 The development hereby approved shall be carried out fully in accordance with the approved Arboricultural impact assessment and method statement including the tree protection measures by GHA Trees unless alternative details are submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall remain in place throughout the construction of the development.

Reason: In order to ensure adequate consideration for trees, in accordance with Brent Policy BGI2.

- 9 The windows on the southern elevation of the Plots 1 and 3 and the northern elevation of plot 4 at first floor level together with the flank roof lights shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.7m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure that the development does not result in a loss of privacy to neighbouring properties or prejudice the ability of the adjoining land coming forward for redevelopment.

- 10 Prior to the commencement of the development (including demolition of the existing bungalow) a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts 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: The condition relates to details of construction, which need to be known before commencement of that construction

- 11 Details of materials for all external building work, including samples which shall be made available for viewing in an agreed location, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the development (excluding demolition, site clearance and laying of foundations). The work shall be carried out in accordance with the approved details thereafter, unless otherwise agreed in writing by the local planning authority.

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

- 12 Prior to development commencing above ground on the development, a detailed landscaping scheme and implementation programme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall incorporate the hard and soft landscaping details proposed on the approved plans, as well as further details of, but not limited to the following:

Such scheme shall also indicate:-

- (i) Details of hard surfacing, walls, fencing, screening treatment and gates and any other permanent means of boundary treatment/enclosure, indicating material, position and heights, details of permeable paving, tree pit design, underground modular systems, etc.
- (ii) Boundary treatment, means of enclosure and retaining structures;
- (iii) Species, locations and densities for 9 trees, grass and shrubs;
- (iv) 5 year maintenance plan for landscape works within the front and rear gardens of the dwellinghouses
- (v) Details of biodiversity enhancement measures in line with the recommendations set out within the Biodiversity net gain assessment MM Ecology
- (vi) Details to maximise the urban green factor (UGF) for the site in line with policy G5 of London Plan 2021, including the requirement to submit a UGF Masterplan;

The approved landscaping scheme shall thereafter be carried out in full accordance with the implementation programme prior to first occupation or use of the building. The hard and soft landscape works shall be carried out in full accordance with the approved details prior to the use of the dwellings hereby approved, unless alternative timescales have been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any new trees(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning authority gives its written consent to any variation).

Reason To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies DMP1 and BGI 2.

Reason: In order to introduce high quality landscaping in and around the site in the interests of the ecological value and biodiversity of the site and to ensure a satisfactory landscaping of the site in the interests of urban greening and visual amenity having regard to Local Plan Policies DMP1, BGI1 and BGI2 and London Plan policies G5, G6 and G7.

- 13 Prior to the installation of any external lighting, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but is not limited to, details of the lighting fixtures, luminance levels within and adjoining the site.

The lighting shall not be installed other than in accordance with the approved details.

Reason: In the interests of ecology, safety and the amenities of the area.

- 14 Prior to installation of any Air Source Heat Pumps (ASPHs) details of the proposed ASHPs including their location on the dwellings together with information to set out that the rated noise level from the proposed ASHPs would not exceed 42 dB(A) when measured at the nearest noise sensitive premises in line with the Mircogeneration Certification Scheme planning standards (MCS 020) or any revised version of the scheme at the time of installation. The ASPHs shall thereafter be installed and maintained in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect acceptable local noise levels, in accordance with Brent Policy DMP1.

- 15 Prior to first occupation of the development hereby permitted, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These will include:

1. Hedgehog gateways will be integrated into boundaries to allow migration between sites
2. Within the landscape at least one hedgehog habitat boxes per plot to be nestled amongst the planting to offer safe habitat spaces.
3. 4 house sparrow terrace, on each new dwelling (facing vegetation)
4. Log pile formed from felled trees felled included within the planting
5. 4 Swift bird boxes located on each house under roof eaves
6. At least one bat box per plot, mounted at least 5m above the ground

The scheme will include full details on numbers of each feature, type of feature / box / brick, location (plan and elevation views) of each feature, height above ground (if applicable) and nearest external lighting (if likely to have an impact).

Features shall be undertaken in accordance with the approved scheme and thereafter retained for five years.

Reason: To enhance the biodiversity value of the land in accordance Policy BGI1 of the Brent Local Plan.

INFORMATIVES

1 - 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 government website:

<https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet>

2 - 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.

3 - 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.

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.

Any person wishing to inspect the above papers should contact Nicola Blake, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5149