

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

4 August, 2025
05
25/0422

SITE INFORMATION

RECEIVED	14 February, 2025
WARD	Queens Park
PLANNING AREA	Brent Connects Kilburn
LOCATION	82 Chevening Road, London, NW6 6EA
PROPOSAL	Proposed single-storey side-to-rear extension, basement extension with front and rear lightwells, and replacement of existing timber windows to front and rear elevations of dwellinghouse. (Revised Description)
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_172158</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 "25/0422" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

INTRODUCTION

Under Part 4 (Terms of reference for Council committees and sub-committees) of the Council's Constitution, an application for alterations and extensions to a residential building would not normally be determined by Planning Committee. However, under paragraph 2, an application for planning permission is required to be determined by Planning Committee where at least three Brent Councillors have requested, in accordance with the criteria set out below, that the application be considered by the Planning Committee (i.e. a call-in application).

An application will fall within paragraph 2 and will be referred to the Planning Committee for determination if, in the opinion of the Corporate Director or the Head of Planning, all of the following criteria are met within the Councillor's request:

- it clearly states that the Councillor wishes the application to be determined by the Planning Committee and explains why it is not appropriate for the application to be determined under officer delegated powers;
- it states whether or not the Councillor has been in contact with the applicant, agent, objector(s) or any other interested party concerning the application and, if so, provides details of the approach(es), including the identity of the person(s);
- it is in response to a current application that has been publicised by the Council; and
- it raises planning considerations that are material and related to the application.

Call-in requests were received in relation to this planning application from three councillors i.e. Cllrs Steve Crabb, Neil Nerva and Lesley Smith.

The call-in request follows objection comments raised by the Queens Park Residents Association which were subsequently acknowledged and supported in writing (email) by the 3 named councillors above.

RECOMMENDATIONS

- A. That the Committee resolve to GRANT planning permission; and
- B. That the Head of Planning or other duly authorised person is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions: _

1. 3-year time limit to commence development
2. Approved plans / drawings
3. Materials to match
4. Tree protection measures
5. Landscaping
6. Construction Management Plan
7. Non-Road Mobile Machinery

Informatives: _

1. Party Wall etc Act
2. Building near boundary
3. BNG - Exempt Development
4. Any other informative(s) considered necessary by the Head of Planning

That the Head of Planning or other duly authorised person 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 or other duly authorised person 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

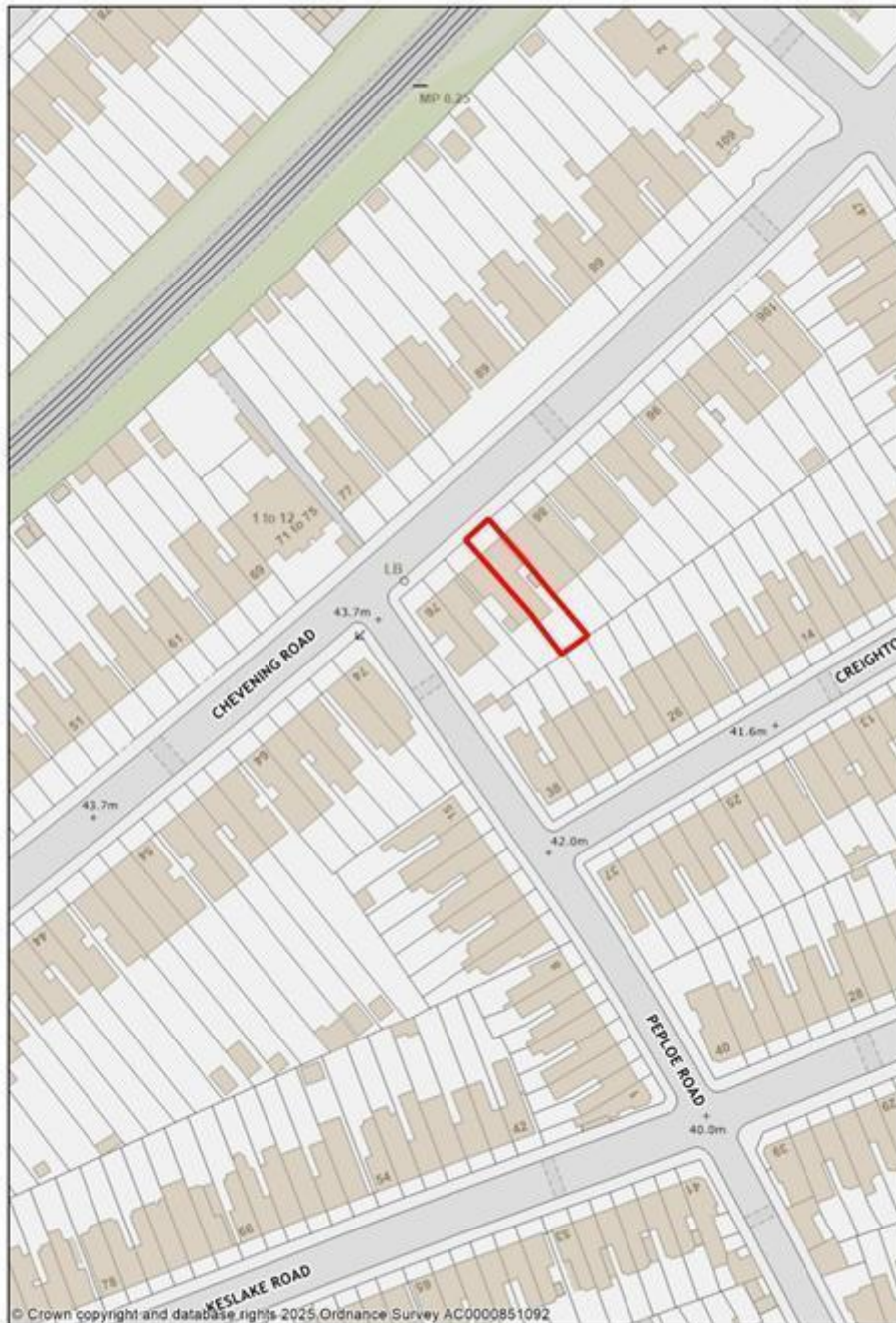
Planning Committee Map

Site address: 82 Chevening Road, London, NW6 6EA

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This map is
indicative only.
This map is
indicative only.

Basemap Map



1:1250

0 20 40 metres



PROPOSAL IN DETAIL

Proposed single-storey side-to-rear extension, basement extension with front and rear lightwells, and replacement of existing timber windows to front and rear elevations of dwellinghouse.

This application seeks to provide additional extensions and alterations to the previously approved 24/0414 application (decision dated 12/07/2024).

From a review of the proposed drawings presented within this application in conjunction with the previously approved application, the following extensions and alterations are sought:

Side to rear infill wrap around extension

The previously approved 24/0414 application obtained consent for a side infill extension no greater than the depth of the existing rear outrigger, no wider than the width of the original dwellinghouse and with a max height of 3m to include a set in from the neighbouring side boundary of 0.95m. The enclosed infill extension was approved with a max height of 3m from the existing garden level.

This application proposes a side infill extension no wider than the width of the original dwellinghouse with 3m height, an increased height enclosed infill lightwell to 3.6m.

A single storey rear extension is proposed to the outrigger with a depth of 2m from the rear wall of the existing outrigger. It is proposed to have a flat roof, extending beyond the width of the existing rear outrigger to form a wrap-around extension in connection with the side infill extension, with parapet heights of 3m from garden level.

Basement extension and relocated rear lightwell

A similar basement extension with front and rear lightwells was approved within the 24/0414 application. In this case, the rear lightwell as approved (24/0414) is proposed to be relocated further rearward commensurate with the depth of the proposed rear extension. It is annotated to serve a proposed cinema/play room. The main basement element would be of the same size as in the previous consent but would now be sited beneath the house and proposed extensions with the front lightwell projecting around and beyond the bay window as in the previous permission. The rear lightwell is angled from basement to ground level and would project beyond the additional rear extension by 1.85m.

Replacement of existing timber windows to front and rear elevations

The application proposes the same window replacements and alterations to the subject property as per the previously approved (24/0414) application.

EXISTING

The application site consists of a two-storey semi-detached dwelling house located on the southern side of Chevening Road.

The application site is located in the Queens Park Conservation Area but is not a listed building.

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: A total of 7 representations were received: 3 neighbouring representations objecting the proposal were provided, alongside 1 no. objection from the Queens Park Residents Association and 3 no. representations from Local Councillors. These comments are summarised within the Consultation section below.

Character, appearance and impact to the designated conservation areas: The subject site falls within

the Queen's Park Conservation Area. Whilst the development proposal does not fully comply with the Queen's Park Conservation Area Design Guide, it is not considered to result in harm to the character and appearance of the wider conservation area. The proposal would preserve the character and appearance of the Conservation Area in compliance with the statutory test for development in a Conservation Area.

Impact on neighbouring residential amenities: The development would not result in a harmful impact on neighbouring amenities, in terms of noise, outlook and privacy.

RELEVANT SITE HISTORY

Relevant planning history

25/2000 - under consideration

Proposed installation of 2x exterior air conditioning units at low level on side elevation of dwellinghouse

E/25/0071 - under investigation

The development (single-storey side-to-rear extension, rear lightwell) has not been built in accordance with the approved plans and conditions of p.p. 24/0414

24/0414 – Granted, 12/07/2024

Proposed single-storey side extension, basement extension with front and rear lightwells, demolition of shed, alterations to front, side and rear fenestrations and 3x rooflights to rear outrigger of dwellinghouse (Revised Description)

CONSULTATIONS

11 neighbouring and nearby properties alongside the Queens Park Residents Association have been notified of this application by way of public consultation letters on 19/02/2025.

A site notice was placed outside of the application site on the 20/02/2025 and a press notice on 27/02/2025.

Further notification letters were sent to the same properties and Residents Association 30/04/2025 notifying them of an amended description. A new site notice (09/05/2025) and press notice (03/07/2025) were also displayed with the updated development description.

A total of 7 representations were received: 3 neighbouring representations objecting the proposal were provided (some of which submitted more than one objection), alongside 1 no. objection from the Queens Park Residents Association and 3 no. representations from Local Councillors were received requesting the application to be called-in for consideration by Planning Committee.

The comments raised relating to councillor call-in are presented below alongside officer comments:

Councillor call-in comments	Officer Remarks
The existing permission (24/0404) is already in works. This proposal seeks to enlarge the increase of the rear of the original outrigger to 4m, exceeding the 3m given in the Design Guide. The proposal document states the development will extend to 5m.	For clarity, the application reference is 24/0414. Based on the submitted drawings provided, the proposal is for a 2m depth rear extension to the existing rear outrigger contrary to suggestion of a 4m rear extension.
This proposal extends the side extension to the boundary with the adjacent property (No.84). The Design Guide suggests that unless a joint development with the adjacent property such development could exceed the guideline as a wrap-around extension with the extension into the garden. Any existing built development precedes the Design Guide and Art 4(Dir).	Revised drawings were duly submitted with a reduced proposal which shows the side infill extension to be no wider than the width of the original dwellinghouse.

The development proposes a height of over 2m at the boundary with no sloping roof to the joint with the main building in breach of the Design Guide.	Revised drawings were submitted with reduced heights and set ins from side boundary as discussed above and within the remarks section below.
The proposed development together with the proposed light well will reduce the usable space of the garden which will be reduced further by the proposed siting of a heat condenser unit. If permitted a condition would be needed to prevent noise with an acoustic enclosure to prevent intrusion and loss of privacy to neighbouring properties.	The garden is generally sufficient in size, and revised drawings were submitted omitting the condenser unit from the proposal.
There is no dimensions shown for the concrete parapet proposed.	The parapets can be seen on the submitted section drawings provided. The drawing includes a scale bar, from which measurements can be taken. In any case, the maximum height of the parapet will be 3m.

Responses to other neighbour comments received are tabulated below:

Objection Comments	Officer Remarks
Basement depth extends rearward beyond Council Basement SPD Guidance	An assessment of the extents of the basement extension has been provided with the Detailed Considerations Section of this report.
Adverse impact on neighbouring amenity owing to heights and depth of proposed ground floor side/rear extensions	An assessment on the impacts on neighbouring amenity has been provided with the Detailed Considerations Section of this report.
Wrap around extensions not permitted in accordance with Conservation Area Design Guidance.	An assessment of the acceptability and extents of the proposed wrap around extension has been provided with the Detailed Considerations Section of this report.
Overall extent of the proposals considered to constitute overdevelopment.	An assessment of the cumulative impact of the proposed development has been provided with the Detailed Considerations Section of this report.
Suitable conditions should be applied to the condenser unit were it be considered for approval to protect adverse impact on neighbouring amenities.	The condenser unit originally sought consent for has been omitted from the proposal development by the applicant.
The site already has planning approval for extensions and alterations and is currently under construction.	The 'Relevant Site History' section above details the planning approvals in place for this site.

POLICY CONSIDERATIONS

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

London Plan 2021
Brent Local Plan 2019-2041

Key policies of the London Plan 2021 include:

D12a: Fire Safety
HC1: Heritage Conservation and Growth
D10: Basement Development
G7: Trees and Woodlands

Key policies of the Local Plan 2019-2041 include:

DMP1: Development Management General Policy
BD1: Leading the Way in Good Urban Design
BD3: Basement Development
BHC1: Brent's Heritage Assets
BGI2: Trees and Woodlands
BSUI4: On Site Water Management and Surface Water Attenuation

The following are also relevant material considerations:

The National Planning Policy Framework
Queens Park Design Guide 2013 (as updated 2015)
Basements SPD 2017

DETAILED CONSIDERATIONS

1. The main considerations of relevance in regard to this application are the impact of the proposal on the character of the host dwelling and of the street scene, along with its impact on the character and appearance of the Conservation Area, as well as on the residential amenity of the occupants of neighbouring properties.
2. Detailed guidance on these matters is set out in the Council's Queen's Park Conservation Area Design Guide 2013 (as updated in 2015), in accordance with the provisions of Policy DMP1 of the Brent Local Plan 2019-2041.
3. Section 72(1) of the Planning (Listed Building and Conservation Area) 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.
4. NPPF (2024) Paragraph 202 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. The thrust of this guidance is reflected in policies within the London Plan 2021, HC1 - Heritage conservation and growth and Brent's Local Plan 2019-2041, policy BHC1 Brent's Heritage Assets.

Impact on Character and amenity

Ground floor single storey side-rear wrap around extension

5. The Queen's Park Conservation Area Design Guide does not include specific guidance relating to side/rear wrap around extensions, citing that they are not typically supported. However, wraparound ground floor extensions are often accepted within Brent's conservation areas, and this approach has been taken since mid-2018. This followed appeal decisions within conservation areas which overturned refused applications and highlighted that these wraparound additions were not considered to be harmful, even though they were contrary to the Design Guidance.

6. A key appeal decision was APP/T5150/D/17/3187928 which was also in Queens Park Conservation Area. The inspector considered that the form of the original building was maintained through the presence of the upper floors.
7. The Inspector stated: *"The DG accepts the principle of single storey extensions which infill between outriggers subject to certain design restrictions."*
8. *I appreciate that the DG advises that extensions 'should not "wrap around" the back of the existing outrigger or be wider than the part of the building to which it is attached.' Although there is no detailed explanation within the DG of the particular reason for that advice, it is reasonable to suppose that it reflects a concern that such changes could adversely affect the 'unity of design' and 'high level of building preservation', which are amongst the significant aspects of the QPCA, identified in the DG.*
9. *Therefore, the single storey proposal, even when considered in combination with the extant permission extensions, would appear subservient to the predominant two storey L-shaped form of the main building. As a result, the overall shape of the original house would be retained. Consequently, whilst the proposal would, on the face of it, conflict with the advice in the DG regarding 'wrap around' extensions, it would not harm the 'unity of design', identified in the DG as one of the significant aspects of the QPCA.*
10. *Moreover, as the proposal relates to the rear of a mid-terrace property, there would be no effect on the street scene or public views, also identified in the DG as an important consideration."*
11. The previously approved 24/0414 application obtained consent for a side infill extension no greater than the depth of the existing rear outrigger, no wider than the width of the original dwellinghouse and with a max height of 3m to include a set in from the neighbouring side boundary of 0.95m. The enclosed infill lightwell was approved with a max height of 3m from the existing garden level.
12. This application proposes a side infill extension no wider than the width of the original dwellinghouse with 3m height, an increased height enclosed infill lightwell to 3.6m for a depth of 1.85m beyond the main rear elevation of the house (not the outrigger).
13. The increase in height from 3m to 3.6m of the small area to facilitate the enclosed lightwell, whilst exceeding the parameters for a side infill extension within the Queens Park Conservation Area Design Guide, is proposed to be entirely glazed above the 3m height along the side and rear elevations. The glazed element would provide a light-weight appearance and when coupled with the modest depth of this element, is not considered to appear overbearing to neighbouring occupants.
14. A single storey rear extension is proposed to the outrigger with a depth of 2m from the rear wall of the existing outrigger. It is proposed to have a flat roof, extending beyond the width of the existing rear outrigger to form a wrap-around extension in connection with the side infill extension, with parapet heights of 3m from garden level.
15. The heights and depths of the rear extension conform with conservation area design guidance, as previously mentioned there are L-shape wrap-around extensions that have been consented within the conservation area. The 2m depth extension is considered acceptable and in-keeping with the host property.
16. A similar L-shape extension can be observed at 88 Chevening Road. Whilst wrap around extensions are not the predominant character of the area, as set out above the principle of these type of extensions have been established through appeal decisions in the conservation area and would still be a modest addition to the main house.
17. In terms of neighbouring context, the property is adjoined by no 80 Chevening Road to the south-west, which is the attached property of same style as the host property. The existing rear outrigger of this property does not benefit from any existing extensions. The proposed rear extension would project 2m from the rear wall of this neighbouring rear outrigger at a height of 3m, in compliance with the Design Guide. It is not considered this would impact adversely on this neighbouring amenity with regards to light and outlook or create an increased sense of enclosure.
18. The neighbouring property to the north east, at no. 84 Chevening Road, comprises a similar appearance to the host property. This neighbouring property is not attached to the subject property, however, benefits from an existing side infill extension (to the depth of the outrigger). This

neighbouring side infill extension extends beyond the flank elevation of the main dwellinghouse to adjoin the shared boundary with no. 82 Chevening Road. Owing to the existence of the existing neighbouring side infill extension, the modest additional projection beyond it (2m) at an appropriate modest height (3m), together with the siting off the common boundary (0.95m), the proposed extension would not have an adverse impact to the neighbouring amenities of no. 80.

19. The design guide requires infill extensions to measure 2m on the boundary. Whilst the infill extension will measure 3m in height, the siting off the boundary by 0.95m off sets the impact of the additional height whilst also respecting the existing building lines of the property by not projecting beyond the flank wall.
20. The proposed L-shaped extension is suitably subservient in nature to allow the existing retained, two storey rear outrigger to remain prominent.
21. The materials of the extension are proposed to match the existing dwellinghouse. Although the modern metal doors proposed do not match the style of the building, they are not visible in this rear/low location and will not harm the conservation area in these circumstances.
22. In summary, it is considered that this element of the proposal would have an acceptable impact on the residential amenity of the neighbouring properties. Furthermore, it is considered that this element of the proposal would preserve the character and appearance of the Conservation Area.

Basement extension with front and rear lightwells

23. The Queen's Park Conservation Area Design Guide states that the visual impact of basements and their lightwells must be kept to a minimum. Lightwells should be located to the rear wherever possible. If new front lightwells are proposed they should project from the front wall of the house by no more than 800mm or half the length of the front garden, whichever is less.
24. On bay fronted houses the lightwells must follow the profile of the bay. Lightwells must be no wider than the bay or windows above.
25. On some properties, especially ones set close to the road, it may not be possible to appropriately accommodate a lightwell. Lightwells should be finished with a horizontal metal grille or flush glazing and not a vertical balustrade.
26. Basement elevations should be designed to complement the elevations above. If front boundary hedges do not currently exist they will need to be planted behind the front wall to reduce impact. The remaining front garden should be re-landscaped to provide at least 50% soft landscape.
27. Mature planting and gardens are an important feature of the character of Queen's Park. Consideration must be given to the impact of any below ground structures on the hydrology of gardens and the root structure of existing and future planting. The Council will refuse planning permission for basement developments that would threaten substantial specimen trees.
28. The basement combined with the relocated rear lightwell proposed within this application is beyond the depth of the previously approved (24/0414) proposal. It would project 3.8m beyond the rear of the original property which is outside the required guidance criteria of 3m. Although this represents non-compliance by 0.8m in depth, the proposed lightwell is shown to be flush with the existing ground level and would not adversely impact the design and appearance of the host property or impact neighbouring amenity. The additional 1.8m proposed is solely for the lightwell itself and does not increase the useable floor area within the basement. Given these factors, whilst it would not accord with the depth set out within the Design Guide, it is considered that there would be less than substantial harm to the Conservation Area and the benefits of this modest alteration to the development scheme would outweigh the limited harm created.
29. The front lightwell proposed remains the same as that approved under application reference 24/0414 and is in compliance with the requirements of the Design guide.
30. In summary, this element of the proposal whilst not in strict compliance with relevant conservation area guidance, would not cause any significant neighbour amenity impacts, or be harmful to the conservation area designation and is considered to be acceptable.

31. Within the front garden, the tessellated pathways are proposed to be retained which is welcomed. A landscaping plan has been provided which shows the olive tree as retained and a suitable amount of planting and greening has been provided. The subtle front garden layout changes and the additional landscaped areas are sufficient. A suitable condition is recommended requiring adherence with the submitted landscaping plan.
32. The basement would not cause any overbearing impacts or loss of privacy.
33. In summary, the proposal sufficiently complies with relevant conservation area guidance and would not cause any significant neighbour amenity impacts and is considered to be acceptable.

Alterations to front side and rear fenestration

34. These alterations were assessed under planning ref: 24/0414 and are considered acceptable.
35. The replacements sash windows have been designed to match the original windows for the property in design, material, location and section but double glazed.
36. Window details have been provided to demonstrate accurate replacement of the windows to include the shape of horn, depth of the bottom rail (125mm), depth of window cill (at the throat) (45mm).
37. These alterations are considered acceptable with regards to character and appearance, and maintaining the integrity of the Conservation Area. They have no adverse impact upon neighbouring amenity.

Sustainable Drainage Measures

38. 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.
39. The site is not within any flood zones or a critical drainage area.
40. The applicant has submitted a 'Sustainable Urban Drainage Assessment Report' prepared by Articlus demonstrating that the proposed surface water strategy would achieve a positive reduction in flood risk.
41. The creation of the basement involves substantial excavation. As such, in addition to the SUDs Report, a basement impact assessment (BIA) has been submitted and overall there is considered to be minimal impact in terms of SUDs and biodiversity.
42. This application proposes additional basement level works to the previously approved 24/0414 application and is limited to the area of the proposed rear lightwell. It is not considered that the increase in basement level works to facilitate the relocated lightwell would be above and beyond what was previously approved.

Trees

43. The site is located within the Queens Park Conservation Area and as such any trees over 7.5cm at 1.5m above ground level are protected.
44. There is an Olive tree (T1) to the front, which it is to be retained during the proposed works. The Root Protection Area (RPA) of this tree is not considered to be impacted by the excavation work for the basement and associated front lightwell.
45. A condition is recommended to adhere to the tree protection measures as set out in the submitted Arboricultural Method Statement.

Fire Safety

46. The application has not been accompanied with the fire safety information set out within D12a of London Plan. As the application relates to a householder development it would be subject to a

Reasonable Exception Statement, rather than needing to submit a fire statement in line with policy D12a. It should be noted that formal approval under the Building Regulations will be required if the scheme goes ahead where fire safety would be reviewed in further detail.

Equalities

47. 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

48. Whilst the proposal does not fully comply with the Queens Park Conservation Area Design Guide, the proposal is considered to be acceptable for the reasons discussed above. The development is considered to be in keeping with the character of the dwellinghouse and the conservation area and is not considered to have a harmful impact on the character and appearance of the host property or wider conservation area. It is also not considered to adversely impact on the amenities of neighbouring properties. The proposal would preserve the character and appearance of the Conservation Area. When considering the site and its context the proposal sufficiently complies with the Development Plan and therefore the application is recommended to be granted.
49. Approval is accordingly recommended.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: **25/0422**

To: Mr Newton
Newton Architecture Ltd
International House
24 Holborn Viaduct
London
EC1A 2BN

I refer to your application dated **14/02/2025** proposing the following:

Proposed single-storey side-to-rear extension, basement extension with front and rear lightwells, and replacement of existing timber windows to front and rear elevations of dwellinghouse.
(Revised Description)

and accompanied by plans or documents listed here:
See Condition 2

at **82 Chevening Road, London, NW6 6EA**

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: 25/07/2025

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 (2024)
The London Plan (2021)
Brent Local Plan (2019-2041)

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

SITE LOCATION PLAN

2061-002 REV P1 - EXISTING BLOCK PLAN
2061-003 REV P3 - PROPOSED BLOCK PLAN

2061-009-1 REV P1 - PRE-EXISTING BASEMENT FLOOR PLAN
2061-010-1 REV P1 - PRE-EXISTING GROUND FLOOR PLAN
2061-011-1 REV P1 - PRE-EXISTING FIRST FLOOR PLAN
2061-012-1 REV P1 - PRE-EXISTING SECOND FLOOR PLAN
2061-013-1 REV P1 - PRE-EXISTING ROOF PLAN
2061-020-1 REV P1 - PRE-EXISTING FRONT & REAR ELEVATIONS
2061-030-1 REV P1 - PRE-EXISTING SECTION A-A & B-B
2061-031-1 REV P1 - PRE-EXISTING SECTION C-C

2061-009 REV P2 - EXISTING BASEMENT FLOOR PLAN
2061-010 REV P2 - EXISTING GROUND FLOOR PLAN
2061-011 REV P1 - EXISTING FIRST FLOOR PLAN
2061-012 REV P2 - EXISTING SECOND FLOOR PLAN
2061-013 REV P1 - EXISTING ROOF PLAN
2061-020 REV P1 - EXISTING FRONT & REAR ELEVATIONS
2061-021 REV P1 - EXISTING SIDE ELEVATION

2061-030 REV P2 - EXISTING SECTION A-A & B-B
2061-031 REV P2 - EXISTING SECTION C-C

2061-109 REV P2 - PROPOSED BASEMENT FLOOR PLAN
2061-110 REV P3 - PROPOSED GROUND FLOOR PLAN
2061-111 REV P3 - PROPOSED FIRST FLOOR PLAN
2061-112 REV P3 - PROPOSED SECOND FLOOR PLAN
2061-113 REV P3 - PROPOSED ROOF PLAN
2061-120 REV P2 - PROPOSED FRONT & REAR ELEVATIONS
2061-121 REV P2 - PROPOSED SIDE ELEVATION

2061-130 REV P4 - PROPOSED SECTIONS A-A & B-B
2061-131 REV P3 - PROPOSED SECTION C-C

2061-500 REV P1 – EXISTING AND PROPOSED FRONT GARDEN LANDSCAPING PLANS

HD0006-151 REV P2 - PROPOSED TYPICAL WINDOW DETAILS - TYPE 1
HD0006-152 REV P2 - PROPOSED TYPICAL WINDOW DETAILS -TYPE 2

Tree Protection Plan and Arboricultural Method Statement (Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (to BS5837:2012 by Trevor Heaps ref: TH 4577 dated 18th April 2024).
WINDOW SCHEDULE

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

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail with the approved details as annotated on the proposed plans and elevations unless the prior written approval of the Local Planning Authority is obtained to any variation, or except where otherwise stated on the approved drawings.

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

- 4 The development shall be implemented in strict accordance with the Tree Protection Plan and Arboricultural Method Statement (Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (to BS5837:2012 by Trevor Heaps ref: TH 4577 dated 18th April 2024).

REASON: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMP1 and BGI 2.

- 5 The hard and soft landscape works and planting to the front garden shown on the approved landscaping plans (drawing ref: 2061-500 REV P1 – EXISTING AND PROPOSED FRONT GARDEN LANDSCAPING PLANS) shall be carried out prior to the occupation of any part of the development and retained thereafter. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the Queens Park Conservation Area.

- 6 The development shall be carried out in accordance with the submitted Construction Management Plan and Method Statement, unless alternative details are first agreed in writing by the Local Planning Authority, through the submission of an application for approval of details reserved by condition.

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

- 7 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 Policy EP3 and London Plan policies 5.3 and 7.14

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 - Based on the information available, in accordance with the Environment Act 2021 and the Town and Country Planning Act 1990, this development is exempt from Biodiversity Net Gain (BNG) requirements. This exemption applies as the development falls within the specified criteria outlined in legislation and regulations. The applicants are advised to review the statutory guidance for further details on exemptions and any other environmental obligations that may apply.

Any person wishing to inspect the above papers should contact Parag Dhanani, Planning and Regeneration,
Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 6007