

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

4 August, 2025
06
25/0938

SITE INFORMATION

RECEIVED	28 March, 2025
WARD	Willesden Green
PLANNING AREA	Brent Connects Willesden
LOCATION	81 Balmoral Road, London, NW2 5BH
PROPOSAL	Proposed rear dormer extension with Juliet balcony, new patio doors and ground floor kitchen door to rear, installation of 2x front roof lights, new front boundary treatment, conversion from dwellinghouse to a 7 bedroom 8 person house in multiple occupation (HMO), soft landscaping and installation of refuse storage and cycle storage to front garden.
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_172884</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 "25/0938" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolves to GRANT planning permission subject to the prior completion of a satisfactory Unilateral Undertaking under Section 106 of Town and Country Planning Act 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. Payment of £4,500 for the provision of a bike hangar to be sited on the public highway within the vicinity of the site

That the Head of Planning or other duly authorised person has delegated authority to issue the planning permission and impose conditions and Informative to secure the following matters:

Conditions

1. Time Limit
2. Approved Plans
3. Management plan
4. Occupancy
5. Car-free
6. Hard and Soft Landscaping


Informative:

Any informative(s) considered necessary by the Head of Planning or other duly authorised person.

That the Head of Planning or other duly authorised person has delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, Informatives, 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.

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

SITE MAP

 Brent	Planning Committee Map Site address: 81 Balmoral Road, London, NW2 5BH © Crown copyright and database rights 2011 Ordnance Survey 100025260
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This map is indicative only.

PROPOSAL IN DETAIL

The application seeks a proposed rear dormer extension with Juliet balcony, new patio doors and ground floor kitchen door to rear, installation of 2x front rooflights, new front boundary treatment. The use of the property would be converted from dwellinghouse to a 7-bedroom, 8-person house in multiple occupation (HMO), soft landscaping to rear garden and installation of refuse storage and cycle storage to front garden.

The following amendments have been received following the initial submission:

- Lowering of front boundary wall height
 - Amendment to cycle storage in the front garden, so that it does not have gates which open out onto the Public Highway
 - Updated proposed elevations to ensure that the proposed dormer roof is flat and not sloped
- Removal of bike store within rear garden. A financial contribution of £4,500 would instead be secured for a bike hangar on the public highway in the vicinity of the site

EXISTING

The site accommodates to a two-storey dwellinghouse located on the western side of Balmoral Road. The site is not in a conservation area, nor does it contain any listed buildings.

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 deciding on the application.

Representations received: 26 separate objections were received, which have been evaluated and discussed within the report. Officers have considered the comments and the planning merits of the proposal and consider that the proposal is acceptable.

Principle: The principle of the conversion of the dwellinghouse into an HMO is acceptable given the PTAL rating of the site in line with policy BH7. It would provide a good quality of accommodation for future occupiers to justify the loss of the dwellinghouse in this instance. Therefore, the proposal is considered acceptable in principle.

Quality of accommodation: The proposal complies with the councils HMO SPD requirements.

Highways and transportation: The proposal would not provide any additional parking spaces. Sufficient cycle parking spaces have been provided in the front garden and a contribution to secure a bike hanger. The refuse storage is in a suitable dragging distance to the Balmoral Road streetscene.

Design and Appearance: The proposal is considered to represent a good standard of design that would have balanced appearance with the existing site and would not result in harmful impact on the character and appearance of the local area.

Residential Amenity: Although the proposed development would be noticeable to the existing residents and neighbours, the changes would be modest and not harmful to the overall living conditions of the neighbouring occupiers. It is acknowledged that the proposal would have the potential to result in more residents and associated movements to and from the site, however, when considering the mitigation measures outlined in the submitted HMO management plan and the site being used in a reasonable manner, given the small scale of the residential use proposed there would not be a harm impact to the neighbouring occupiers in terms of noise and disturbance.

RELEVANT SITE HISTORY

No relevant planning history

CONSULTATIONS

Twenty-nine (29) nearby and neighbouring properties have been notified as part of the public consultation for this application on 8th April 2025 for a 21 day period.

In total 24 objections have been received from individuals (some of which submitted multiple comments) which object to the proposed development on the following grounds:

Reasons for objecting	Officer Comment
Inadequate quality of accommodation	This is discussed in the quality of accommodation section of this report- the proposal is considered to meet the requirements of the submitted HMO SPD.
Increased noise and disturbance	Officers consider that the submitted HMO management plan and small scale of the proposal would mitigate against significant harm to neighbouring amenities. This is further addressed in the neighbouring amenity impact section of this report.
Harm to character of surrounding area	This is discussed in the design and visual amenity section of this report.
Loss of on-street parking availability	This is discussed in the highways section of this report. There is no car-parking proposed and a parking permit restriction for future occupiers' condition will be attached.
Increased pollution/rubbish on streets	The proposal is considered to have sufficient refuse storage and has provided sufficient waste management measures in the submitted HMO management plan
Overcrowding	The proposed number of occupants would not result in overcrowding and would only be a minor increase on the potential number of occupiers the existing dwelling could accommodate– this is to be addressed further in the neighbouring amenity section of this report
Overconcentration of HMO'S/cumulative adverse impact of multiple HMO's	Please see principle of development section- officers find that there is no over-concentration of HMOs in this location.
Concerns with fire safety	A fire safety statement has been submitted within the supporting design and access statement. This has been assessed in the fire safety section of this report.
Strain on water and sewerage management	The proposal is not expected to result in a material impact to sewerage infrastructure or water supply.
Overlooking/loss of privacy	This is to be discussed in the neighbouring amenity section of this report
Lack of demonstrated need for HMO and loss of family housing	This is discussed in the principle of development section of this report
Loss of light and outlook	This is discussed in the neighbouring amenity section of this report
Light pollution	It is not considered that there would be significant light pollution created by the proposed development given its modest scale and limited new window openings proposed.
Would set a harmful precedent	Each application is assessed on its own merits in accordance with policies set out within the Development Plan.
Overbearing	This is to be discussed in the neighbouring amenity section of this report
Concerns with mitigation and management of noise and anti-social behaviour	This is discussed in the neighbouring amenity section of this report. It is considered that adequate measures have been outlined in the

	supporting HMO management plan to mitigate against these concerns.
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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 relevant policies of the London Plan 2021 include:

D12a Fire Safety
T5 Cycling

Key relevant policies of the Brent Local Plan (2019-2041):

DMP1 – Development Management General Policy
BD1 – Leading the way in good design
BH7 – Accommodation with Shared Facilities
BSUI4 – On-site Water Management and Surface Water Attenuation
BT1 – Sustainable Travel Choice
BT2 – Parking and Car Free Development

The following are also relevant material considerations:

National Planning Policy Framework (2024)
National Planning Practice Guidance

Supplementary Planning Guidance / Documents:

Residential Extensions & Alterations 2025 Houses in Multiple Occupation Supplementary Planning Document (2022)

DETAILED CONSIDERATIONS

1. Principle of development

1.1 The proposal involves the conversion of the existing single-family dwelling into a large HMO (sui generis) which would occupy a maximum of 8 persons in 7-bedrooms. The proposal also involves a rear dormer extension with rooflights, some minor window and door alterations and additions, soft landscaping, front boundary wall treatment and cycle and refuse storage.

1.2 Policy BH7 of Brent's Local Plan sets out that proposal for student accommodation, non-self-contained or self-contained residential accommodation with shared facilities or on-site support/care to assist residents in their daily lives will be supported where the development meets all the following criteria:

- a) is located in an area with good access to public transport and other amenities, including shops (normally within 400m);
- b) is of an acceptable quality meeting appropriate standards for the needs of its occupants, including external amenity space, appropriate communal facilities, levels of support/ care and mobility;
- c) includes management arrangements agreed with the council suitable to its proposed use and size to not unacceptably impact on neighbour amenity;
- d) demonstrates that there is a specific Brent need, or in the case of purpose built student accommodation a London need, for the particular use; and

e) will not lead to an over-concentration of the type of accommodation in the area.

For Houses in Multiple Occupation an over-concentration is defined as where three or more of the ten nearest properties are Houses in Multiple Occupation.

1.3 The proposal is located within a sustainable location, being in a PTAL 3 location thus has an acceptable level of public transport accessibility and is located an easy walking distance away from Willesden Green Town Centre, which contains an array of amenities including shops and other amenities, thus complies with part (a).

1.4 In terms of (part (b), the Councils HMO SPD (2022) sets out an expectation that HMOs should be of an acceptable standard in terms of meeting the needs of occupants. This includes a range of sizes and standards for individual households and shared communal facilities together with outdoor amenity space.

Internal facilities

1.5 The HMO SPD sets out further guidance on the requirements for different room types as summarised within the table below:

Room Type	Summary of guidance in HMO SPD
Bedroom	<ul style="list-style-type: none">• To be of a size that meets London Plan D6 requirements for bedrooms and of a functional layout.• These are 7.5m² (minimum width 2.15m) for a single and 11.5m² for a two person room (minimum width 2.55m wide).• This does not include space for en-suite facilities.• To contribute towards the floorspace, floor to ceiling heights have to be above 1.5 metres. In addition, overall 75% of the room has to be a minimum ceiling height of 2.14 metres.• The HMO SPD sets out that formal designated space for kitchen facilities in bedrooms would not be acceptable.• It also highlights the need for bedrooms to have adequate levels of daylight and outlook.• Bedrooms should also not be accessed from communal spaces such as kitchens, dining or living rooms.
Kitchen Space	<ul style="list-style-type: none">• For every 3 households, or 5 people (whichever is the lower) a kitchen space of at least 5.5m² is required.• A single kitchen can be doubled up to meet the minimum space to accommodate no more than 6 households or 10 people.• In conversions of existing multi-storey dwellings (up to 3 storeys including loft), kitchens should only be on the ground floor.
Shared indoor amenity space	<ul style="list-style-type: none">• Overall, including the minimum kitchen space set out above, it is expected that a minimum 5m² of internal communal amenity space will be provided per resident.• For up to five people, a minimum 11m² size for one amenity space is required. For 6-10 people this is 16.5m².• When incorporated into a kitchen space, this would be required in addition to the minimum kitchen space requirements.• Adequate laundry facilities would also need

	to be provided.
Water closets and personal washing facilities	<ul style="list-style-type: none"> En-suite WC and personal washing facilities are encouraged where possible within the bedrooms for use by individual households. Where this is not possible shared facilities are required with a minimum of one separate room WC and hand basin for every five occupants and a separate shower facility and hand basin for every five occupants.

1.6 A breakdown of the accommodation within the proposed HMO and an assessment of how it meets the requirements of the HMO SPD is set out below:

Floor level	Room	HMO SPD requirement (sqm)	Proposed (sqm)
Ground floor	Bedroom 1 with ensuite facilities	7.5sqm	10.07sqm plus 2.75sqm ensuite
Ground floor	Bedroom 2 with ensuite facilities	7.5sqm	9.82sqm plus 2.52sqm ensuite
Ground floor	Kitchen/Dining/Lounge	40sqm in total for internal shared communal amenity space	34.13sqm (plus 1st floor study)
First floor	Bedroom 3 with ensuite facilities	7.5sqm	15.39sqm plus 2.78sqm ensuite
First floor	Bedroom 4 with ensuite facilities	7.5sqm	9.14sq, plus ensuite 2.65sqm
First floor	Study space	40sqm in total for internal shared communal amenity space	6.39sqm (plus ground floor kitchen/living/dining room)
First floor	Bedroom 5 with ensuite facilities (1 person)	7.52sqm	10.59 plus ensuite 2.6sqm
Second floor	Bedroom 6	7.5sqm	9.7sqm plus ensuite 2.64sqm
Second floor	Bedroom 7	11.5sqm	18.9sqm plus ensuite 3.69sqm

1.7 As set out in the table above all bedrooms and internal communal amenity space complies with the HMO SPD guidance. The scheme includes 40sqm of communal amenity space located on ground floor in the form of a kitchen/dining/living space and a study space at first floor level. Every room (other than the study) has benefit to adequate levels of natural light and outlook. The study is served by two existing obscured glazed windows. Whilst outlook would be restricted within this room, it would receive sufficient daylight through two windows and natural ventilation. The existing building would achieve a floor-to-ceiling height greater than 2.14m for 75% of the HMO as required in Brent's HMO SPD. None of the bedrooms are accessed from the living/kitchen/dining area.

External amenity space provision

1.8 The HMO SPD states that a minimum of 20sqm should be provided for an HMO of up to 10 occupants. The proposal would make use of existing external amenity space for future occupants, providing approx. 78sqm which would comply with this required standard. The external amenity space is directly accessed from the living/kitchen/dining space with an appropriate buffer to bedroom 2 to maintain sufficient levels of privacy to the occupant of this bedroom

1.9 Overall, the proposed HMO would provide an acceptable standard of accommodation in line with policy BH7 of the local plan and Brent's HMO SPD.

Management Arrangements

1.10 In terms of part 'c', the proposal has also included a management plan as required by part (c) and as required by Brent's HMO SPD (2022), including details of tenancy and property management. The tenancy management includes information on how reasonable and practical actions to prevent or reduce anti-social behaviour by occupiers, or their visitors will be taken, and the property management plan has included procedures to ensure that internally and externally all parts of the property are maintained in a clean condition, good order, and a decent state of repair and decoration.

Over-concentration

1.11 In relation to part (d), Brent recognises the importance of HMO accommodation in the borough when considering the lack of housing supply and is supportive of additional HMO accommodation provided it is in a sustainable location and provides a good standard of accommodation. The proposed HMO would be in a sustainable location and is considered to provide a good standard of accommodation to justify the loss of the existing dwelling, thus comply with part (d). The HMO SPD sets out that HMO accommodation would not be expected to evidence a particular specific Brent need.

1.12 Based on Brent's HMO licensing records none of the nearest 10 properties to the application site are in use as HMOs. The nearest HMOs to the site are at no's 1 and 2 Linacre Road to the south of the site but these are not within the 10 nearest to the application site. Therefore, the proposal would not lead to an over-concentration of HMO's, in accordance with criterion 'e'.

1.13 Therefore overall, the existing HMO is acceptable in principle complying with the requirements of policy BH7.

2. Design and neighbouring impact

2.1 Brent's Residential Extensions & Alterations SPD states that rear dormers can be up to the full width of the roof but must be set up at least 0.2 metres from the eaves height of the original home. The proposed rear dormer would extend to the full width of the roof and would be set-up by 0.2m from the eaves in accordance with this guidance.

2.2 The proposed front boundary wall height has been amended to be no higher than the existing front boundary wall which is approx 0.85m in height and the proposed timber material would be a lightweight addition which would appear sympathetic to the character of the streetscene which contains some similar examples. The proposed cycle storage in the front garden would largely be concealed from streetscene views and so would have limited visual impact. Furthermore, the proposal would result in significant improvements to the soft landscaping in the front and rear garden which is currently all hard landscaped.

2.3 The existing dwelling house is currently vacant but has 5 bedrooms, whereas the proposed HMO offers 7 bedrooms with a maximum of 8 persons. The change is therefore likely to increase in the number of comings and goings from the site. The site is in a predominately residential area which mainly consists of single-family dwellings, and the site is enclosed to the rear by multiple properties typically single-family dwellings. While the proposed use would result in more comings and goings to the site, which would result in some increased noise levels, reasonable use is not considered significant beyond the existing situation and is not unusual in a residential area. Furthermore, the applicant has included an HMO management plan which sets out effective measures for mitigating against undue levels of noise and disturbances. The council also has an environmental health department who provide separate legislation for the control of noise levels if complaints are made to them. Officers therefore consider that there are effective measures in place to mitigate against noise and anti-social behavioural issues.

2.4 A separate comment in the objections raised relates to the loss of privacy/overlooking that would arise from the proposed development and that the development would result in a loss of light and outlook and overbearing impact. However, the proposed rear dormer would be built within the confines of the existing roof and would not appear near neighbouring habitable rooms to harm light or outlook or appear overbearing. Its windows would not extend beyond the existing rear windows in the lower-floors and given the orientation of the site and neighbouring amenities, there is already a degree of mutual overlooking due to the proximity of

window interfaces and windows to garden areas. Furthermore, the proposed windows and doors in the lower floors would face into boundary treatment therefore restricting views into neighbouring amenities. The existing side-windows at first-floor level which are obscured-glazed would remain the same as per the proposed arrangement. Thus, the proposal is not considered to create any significant levels of overlooking/loss of privacy nor overbearing impact.

2.5 The proposal is therefore considered to have an acceptable impact on neighbouring amenities and would result in an enhancement to the visual amenity of the site and wider locality.

3. Highways

3.1 Car parking allowances for Brent are set out at Appendix 4 of the Local Plan. For residential use, this requires compliance with the standards in Table 10.3 of the London Plan, which would allow one off-street space for the existing house.

3.2 Parking standards for HMO's are stipulated in Brent's SPD for HMO's and allow up to one space per 10-bedroom HMO. With only seven bedrooms, the proposed HMO is too small to be allowed parking and is therefore expected to be 'car-free'.

3.3 The HMO SPD sets out the requirements for one long stay cycle parking space per occupant together with two visitor spaces. In this case this would include 8 long term spaces together with two short term spaces. Following amendments, the cycle parking spaces which were originally in the rear garden have been moved due to having to rely on access through the building to access the rear garden. An alternative arrangement would therefore be secured for the provision of an on-street cycle parking hanger outside of the front of the site on Balmoral Road. The applicant has agreed to a unilateral undertaking to secure the payment of £4,500 to Brent for these spaces. The proposal also includes a further 2 long-term cycle spaces and 2 short-term cycle spaces within the front garden. Bin stores would be retained within the front garden. Such details are recommended to be secured by condition.

4. Sustainable Drainage Measures and Water Consumption

4.1 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.

4.2 The proposal would not involve any external alterations or enlargements to the floor area below loft-floor level and would result in the minor division in floor area to convert the existing flat into an HMO. The scheme is also proposed additional soft landscaping within the rear garden to assist in reducing surface water flooding overall within the site.

5. Ecology, urban greening and biodiversity

5.1 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This sets out the need (subject to some exceptions) that every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

5.2 In this case the applicant has set out that the scheme is exempt from statutory biodiversity net gain as the development that does not impact a priority habitat and impacts less than: 25 square metres of on-site habitat or 5 metres of on-site linear habitats such as hedgerows. Officers have verified through reviewing the plans and attending a site visit, and agree that the scheme is exempt from statutory biodiversity net gain on this basis.

5.3 Notwithstanding statutory BNG requirements, Policy BGI1 (d) of Brent's Local Plan 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. The HMO SPD also seeks for HMO conversion to achieve an urban green factor score of 0.4 in line with policy BH4.

5.4 No urban greening factor score has been provided however given that the existing site benefits from

only a small amount of vegetation in the rear garden vegetation , the proposed landscaping to the front and rear garden would be a significant uplift compared to the existing, achieving a net gain in biodiversity and contributing towards urban greening (even it is below 0.4 target). Further details would be secured through condition.

6. Fire safety

6.1 Policy D12 of the London Plan requires all new development to take account of fire safety in design. Applications would require a Planning Fire Safety Statement which addresses criteria set out within policy D12A. The submission of the fire safety information pursuant to Policy D12A is intended to ensure fire safety is considered early in the development process and accordingly deals with fire safety matters that could relate to land use planning.

6.2 Section 7 of the supporting Design and access statement sets out fire safety standards including details of fire detection and alarm systems, equipment and fire doors for means of escape as well as evacuation strategies for tenants. The level of detail provided is considered satisfactory in accordance with policy D12 (a) while detailed information is still required through Part B of the Building Regulations.

7. Equalities

7.1 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).

8. Conclusion

8.1 The proposed conversion would comply with the principle of development, in delivering an HMO person that is located within good access to the public transport network and local amenities, as well as meeting living accommodation standards set out within policy. The proposed extension and alteration works are also considered to comply with the guidance set out in Residential Extensions and Alterations SPD and would not have an undue detrimental impact to the amenities of the neighbouring occupiers.

8.2 Overall, the proposed development is considered to demonstrate compliance with the development plan.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: **25/0938**

To: Ms Szabo
Beaconx Ltd
7 Elmside Road
Wembley
Middlesex
HA9 8JB

I refer to your application dated **28/03/2025** proposing the following:

Proposed rear dormer extension with Juliet balcony, new patio doors and ground floor kitchen door to rear, installation of 2x front roof lights, new front boundary treatment, conversion from dwellinghouse to a 7 bedroom 8 person house in multiple occupation (HMO), soft landscaping and installation of refuse storage and cycle storage to front garden.

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

at **81 Balmoral Road, London, NW2 5BH**

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)
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):

Drawings

100- Revision 2- Site Location Plan
101- Revision 2-Existing Ground and First Floor Plan
102- Revision 1- Loft and Roof Plan (Existing)
103- Revision 1- Existing Elevations
104- Revision 1- Existing Sections
105- Revision 4- Proposed Ground and First Floor Plan
106- Revision 3- Proposed Loft and Roof Plan
107 Revision 3- Proposed Elevations
108- Revision 3-Proposed Sections

Supporting documents

'HMO MANAGEMENT PLAN' submitted 31.03.2025

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

- 3 The premises hereby approved shall be operated in accordance with the approved HMO Property Management Plan, for the lifetime of its operation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of local residents.

- 4 The House in Multiple Occupation hereby approved shall not be occupied until the internal and external works as approved as part of this application have been completed in full, and the use of the premises thereafter not be occupied other than by no more than 8 persons at any one time, with the each bedroom to remain strictly at the levels of occupancy shown on the approved plans and the internal communal facilities (kitchen/dining, lounge and study areas) to remain strictly in accordance with such uses as detailed within the approved plans throughout the lifetime of the development.

Reason: To ensure that any intensification in the use of premises does not result in substandard form of accommodation and that it would not result in a harmful impact on neighbouring amenity.

- 5 Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within any existing or future Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

- 6 The premises shall not be occupied until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a. A scaled planting plan and schedule showing proposed planting, including trees and shrubs;
 - b. Biodiversity enhancements through planting, including a minimum of 60% native species (by number and type), and seasonal support for pollinators and other wildlife;
 - c. Details of hardstanding materials, boundary treatments, and any retaining structures;
 - d. A UGF Masterplan demonstrating how the scheme maximises Urban Greening in line with Policy BH4 of the Brent Local Plan;
 - f. Details of a short term cycle stands and refuse facilities within the front garden;

All hard and soft landscaping shall be completed before first occupation.

Any planting that dies, is removed, or becomes seriously damaged within five years of completion shall be replaced with plants of a similar species and size.

Reason: To protect and enhance biodiversity, landscape character and amenity; provide environmental benefits; and support high-quality open space in accordance with policies DMP1, BGI1, BGI2 and BH4 of Brent's 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 Communities and Local Government website www.communities.gov.uk

2 - The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.

3 - (F16) 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.

4 - 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 Curtis Thompson, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1807