



Planning Committee Map

Site address: 23 & 25 Tudor Gardens, London, NW9 8RL

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This map is indicative only.

RECEIVED: 30 November, 2012

WARD: Welsh Harp

PLANNING AREA: Willesden Consultative Forum

LOCATION: 23 & 25 Tudor Gardens, London, NW9 8RL

PROPOSAL: Erection of two detached two storey dwellings with associated parking, turning and landscaping at land rear of nos 23 & 25 Tudor Gardens.

APPLICANT: Shanly Homes

CONTACT:

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

To:

- (a) Resolve to Grant Planning Permission, subject to an appropriate form of Agreement in order to secure the measures set out in the Section 106 Details section of this report, or
- (b) If within a reasonable period the applicant fails to enter into an appropriate agreement in order to meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- A contribution of £24,000 (£3,000 per bedroom), due on material start and, index-linked from the date of committee for Education, Sustainable Transportation, Open Space & Sports and environmental improvements in the local area.
- Join and adhere to the Considerate Contractors Scheme.

This application is liable for Community Infrastructure Levy.(CIL) . The Mayor's contribution would be £13,545.00.

EXISTING

The application site comprises a plot of land to the rear of Nos. 23 and 25 Tudor Gardens. It is currently accessed through the rear garden of Nos. 23 to 25 Tudor Gardens.

Whilst the site itself is not located within a conservation area nor does it contain a listed building, it does abut the St Andrews Conservation Area to the south east. The St Andrews Conservation Area includes the properties on Old Church Lane.

The site is surrounded to the north, east and south by residential properties located on Tudor Gardens, Daisy Close and Old Church Lane. To the south west is Gower House School and to the west is a care home at Nos. 27 to 31 Tudor Gardens. Daisy Close is a recent backland residential development behind Nos. 19 and 21 Tudor Gardens that was granted planning permission on 16th November 2007 (LPA Ref: 06/3412).

The land levels drop from north to south (Tudor Gardens to Old Church Lane) and also from west to east along Tudor Gardens.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

USE

| Number | Primary Use | Sub Use |
|--------|-----------------|-------------------|
| 1 | dwelling houses | housing - private |

FLOORSPACE in sqm

| Number | Existing | Retained | Lost | New | Net gain |
|--------|----------|----------|------|-----|----------|
| 1 | 0 | 0 | 0 | 387 | 387 |

TOTALS in sqm

| Totals | Existing | Retained | Lost | New | Net gain |
|--------|----------|----------|------|-----|----------|
| | 0 | 0 | 0 | 387 | 387 |

PROPOSAL

Erection of two detached two storey dwellings with associated parking, turning and landscaping at land rear of nos 23 & 25 Tudor Gardens.

HISTORY

No planning history for the application site.

The planning history for the adjacent site (Daisy Close) is provided below:

10/2468: Details pursuant to condition 8(b) (completion report for remedial works) of full planning permission ref: 06/3412 - Granted, 30/11/2010.

10/2119: Details pursuant to conditions 6 (materials), 7 (tree protection), 8 (access details) and 9 (surface water) of full planning permission ref: 09/3121 - Granted, 29/09/2010.

10/0401: Details pursuant to condition 3 (materials) of full planning permission ref: 08/1253) - Granted, 19/03/2010.

10/0403: Details pursuant to conditions 4 (b,c,d,e,f and g) (relating to hard surfacing, boundary treatment, windows, roofs, external lighting and parking) of full planning permission ref: 06/3412 - Granted, 13/04/2010.

09/2573: Details pursuant to conditions 5 (landscaping), 6 (materials), 7 (tree protection), 8 (access road details) and 9 (foul and surface water drainage details) of full planning permission ref: 08/2494 - Granted, 20/01/2010.

09/3121: Full Planning Permission sought for amendment to plot 5 of planning permission 06/3412, to provide a detached, two-storey, four-bedroom dwellinghouse with associated landscaping, as amended by revised plans received 13/11/2009, and subject to a Deed of Agreement dated 18th November 2009 under Section 106 of the Town and Country Planning Act 1990, as amended - Granted, 19/11/2009.

08/2499: Full Planning Permission sought for addition of a detached triple garage with first floor two bedroom flat, and alterations to parking layout of previously approved planning permission 06/3412 - Dismissed at Appeal, 02/07/2009.

08/2494: Full Planning Permission sought for amendments to plots 3 and 4 of planning permission 06/3412, to provide 2, two storey detached dwellings with garages and associated landscaping, as accompanied by Design and Access Statement and Draft Heads of Terms and subject to a Deed of Agreement dated 2nd July 2009 under Section 106 of the Town and Country Planning Act 1990, as amended - Granted, 31/07/2009.

08/1868: Full Planning Permission sought for erection of rear dormer window, 2 rooflights, internal alterations and increase in height of roof to dwellinghouse on plot 1, of planning permission 06/3412 - Granted, 14/08/2008.

08/1528: Details pursuant to condition 9 (details of access road) of Full Planning Permission reference 06/3412 - Granted, 27/01/2009.

08/1253: Full Planning Permission sought for addition of a single storey triple garage and alterations to parking layout of previously approved planning permission 06/3412 - Granted, 25/07/2008.

08/1484: Full Planning Permission sought for erection of attached single storey side garages to proposed two storey dwellinghouses on plots 3 and 4, of planning permission 06/3412 - Granted, 25/07/2008.

08/1033: Details pursuant to condition 4a of full planning permission 06/3412 - Granted, 08/09/2008.

08/0516: Details of condition 5 (landscape) 6 (tree protection) 10 (detail of sewerage system) of full planning permission reference 06/3412 - Granted, 16/04/2008.

08/0406: Details pursuant to condition 8a (site investigation) of full planning permission reference 06/3412 - Granted, 07/04/2008.

06/3412: Full Planning Permission sought for demolition of existing properties and erection of 5 two-storey houses with new access, associated parking and landscaping, subject to a Deed of Agreement dated 12/07/2007 under Section 106 of the Town and Country Planning Act 1990 (as amended) - Granted, 16/11/2007.

POLICY CONSIDERATIONS

National Level

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. It establishes a presumption in favour of sustainable development: local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight.

Paragraph 53 of the NPPF resists inappropriate development of residential gardens, for example, where this would cause harm to the local area.

Regional Level

London Plan 2011

The London Plan 2011 forms the spatial development strategy for London and was adopted in July 2011. The following policies are considered relevant to this application:

Policy 3.5 - Quality and Design of Housing Development
Policy 8.3 - Community Infrastructure Levy

Local Level

Brent's Core Strategy 2010

The Council's Core Strategy was adopted by the Council on 12th July 2010. As such the policies within the Core Strategy hold considerable weight. The following policies are considered to be relevant for this application:

CP17: Protecting and Enhancing the Suburban Character of Brent
CP18: Protection and Enhancement of Open Space, Sports & Biodiversity

CP 21: A balanced housing stock

Brent Unitary Development Plan 2004.

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP), which was formally adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

BE2: Townscape - Local Context & Character
BE5: Urban Clarity & Safety
BE6: Public Realm - Landscape Design
BE7: Public Realm - Streetscape
BE8: Lighting and Light Pollution
BE9: Architectural Quality
BE25: Development in Conservation Areas
H12: Residential Quality - Layout Considerations
H13: Residential Density
H15: Backland Development
TRN10: Walkable Environment
TRN11: The London Cycle Network
TRN23: Parking Standards - Residential Developments

SPG5 "Altering and Extending Your Home", adopted 2002.

Provides guidance on alterations and extensions to residential properties, including factors such as residential amenity.

SPG17 – "Design Guide for New Development" adopted October 2001

Provides comprehensive and detailed design guidance for new development within the Borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

SPD "Section 106 planning obligations" October 2007

Provision for a standard charge for planning obligation contributions.

CONSULTATION

Consultation Period: 13/12/2012 - 03/01/2013

Additional Consultation Period: 03/01/2013 - 17/01/2013

Public Consultation

27 neighbours consulted - 7 neighbours objected on the following grounds:

- Loss of privacy and outlook to the garden areas of Nos. 27 to 31 Tudor Gardens.
- Existing communal area of Daisy Close not fully completed.
- Lack of adequate lighting to Daisy Close.
- Development will result in the loss of more garden space.
- Increased traffic and activity during the construction of the development resulting in potential harm to residents within Daisy Close and Nos. 27 to 31 Tudor Gardens.
- Lorries using the access from Tudor Gardens to Daisy Close could cause an accident.
- Construction lorries using Daisy Close could break down and block the access.
- Jobs have not been allocated to local people for the construction works.
- Contractors could use the parking spaces for Nos. 27 to 31 Tudor Gardens.
- Potential trespassing to Daisy Close

Internal Consultation

Landscape Team - no objections in principle. Required full details of all soft and hard landscaping and replacement trees within the site.

Transportation - Proposal can be supported on transportation grounds, subject to a financial contribution of

£3000 towards sustainable transport improvements in the local area.

REMARKS

Introduction

This application relates to land at the rear of Nos. 23 to 25 Tudor Gardens. The application proposes to build 2 no. four-bedroom detached houses within the site. Vehicular and pedestrian access to the site will be served via Daisy Close which is a private access road that serves Nos. 1 to 4 Daisy Close off Tudor Gardens.

Principle of Development

Policy CP17 of Brent's Core Strategy seeks to protect the suburban character of Brent from inappropriate development, including the development of garden space and infilling of plots with out of scale buildings that do not respect the settings of the existing dwellings. In this case, the principle of a backland development has already been established to the rear of Nos. 19 and 21 Tudor Gardens, through the introduction of four detached dwelling houses known as Nos. 1 to 4 Daisy Close. This scheme was considered acceptable as it was designed to avoid creating a continuous line of development across the back of adjoining residents gardens and to allow views through the site.

This proposal seeks to extend the Daisy Close access road into the application site to serve two detached dwelling houses. The houses are set forward of the properties on Daisy Close to avoid creating a continuous line of development across the back of adjoining residents gardens. This in turn will allow for deeper rear gardens of the new houses compared to Nos. 1 to 4 Daisy Close. Once again the layout allows for views through the site. Sufficient garden depth will also be maintained for Nos. 23 to 25 Tudor Gardens which is of a similar depth to No. 21 Tudor Gardens. The proposal follows the design principles of the backland development behind Nos. 19 and 21 Tudor Gardens and is considered acceptable in principle. It complies with the requirements of policy H15 of Brent's Unitary Development Plan 2004.

Density

A density of 166 habitable rooms per hectare is proposed for this site. This is within the lower range of the density matrix set out in the London Plan which seeks a density range of 150 to 250 habitable rooms per hectare for suburban sites in areas of moderate public transport accessibility (PTAL 3). This density is considered acceptable for this site, taking into account the shape of the site, the general open character of the area and the proximity of the St Andrew's Conservation Area.

Design

A traditional approach has been taken in the design of the houses. They are both two storey high with hipped, pitched, tiled roofs, and have part brick part timber framed render elevations. Both houses have front bay windows with gable features above giving a sense of variety. The design approach is similar to the properties on Daisy Close and the wider area and is considered acceptable. To ensure that the quality of the external materials and the detailing of the windows and doors are acceptable, it is recommended that further details are conditioned.

Quality of proposed residential accommodation

Unit mix and size

This application proposes two four-bedroom dwelling houses. As set out in policy CP21 of Brent's Core Strategy, there is a shortage of larger family sized accommodation in the Borough. This application will contribute towards providing family sized accommodation. The proposed mix is therefore acceptable.

Plot 1 is proposed with an internal floor area of 203sqm (including the garage). Plot 2 is proposed with an internal floor area of 184sqm (including the garage). Both houses significantly exceed the minimum internal floor space standards set out in the London Plan which requires a minimum internal floorspace of 107sqm for four bedroom dwellinghouses.

Outlook and Privacy

Good levels of outlook are provided from all habitable rooms within both plots 1 and 2.

No. 4 Daisy Close is set further into the rear garden than the application properties. To ensure that No. 4 Daisy Close does not adversely impact on outlook from plot 1, the 2:1 guidance as set out in SPG5 is taken into consideration. A distance of 7.5m is maintained between the middle of the nearest rear habitable room window (located on the ground floor) of plot 1 to the flank wall of No. 4 Daisy Close. To ensure that adequate levels of outlook are provided, No. 4 Daisy Close, should not project any more than 3.75m from this window. In this case, No. 4 Daisy Close projects 3.75m from this window and as such complies with 2:1 guidance.

A distance of over 10m is provided to the boundaries with adjoining properties. As such privacy for the new houses will not be compromised by surrounding properties. Windows are proposed on the flank wall of both houses facing into one another. These windows serve a utility room and a secondary window to the kitchen at ground floor and an ensuite bathroom at first floor level for both houses. The windows face into passageways between the houses that are divided by 2m high timber fence (a gap of 1m is maintained from the flank wall windows of both houses to the shared boundary). Given that there is a 2m high timber fence at ground level, views into the kitchen window and utility room will be restricted and it is not considered necessary for the flank wall kitchen and utility windows to be obscured. However, it is recommended that the window to the ensuite bathroom is obscured to restrict overlooking between the windows.

External Amenity Space

Both plots 1 and 2 have private rear garden spaces that are directly accessible from the houses. The gardens are 210sqm for plot 1 and 204sqm for plot 2 that significantly exceed the guidance as outlined in SPG17, which required a minimum external garden area of 50sqm for family sized houses.

Impact on existing properties

Outlook and Privacy

To ensure that a new development does not appear overbearing from neighbouring properties, SPG17 advises that its height should be restricted to sit within 45 degree line measured from the edge of communal and private amenity space (at a height of 2m above ground level) and restricted to sit within 30 degree line measured from rear habitable room windows (at a height of 2m from floor level). In this case, the sensitive boundary is with the communal amenity space at Nos. 27 to 31 Tudor Gardens. Plot 2 was originally proposed with a two storey side projection next to Nos. 27 to 31 Tudor Gardens. The first floor element breached 45 degree line when measured along the edge of the communal amenity space. To overcome this concern, the first floor element has been removed and the whole of plot 2 now sits within 45 degree line when measured at a height of 2m from the edge of the communal amenity space at Nos. 27 to 31 Tudor Gardens. Plot 2 is no longer considered to appear overbearing from the communal amenity space at Nos. 27 to 31 Tudor Gardens.

Good levels of outlook will generally be maintained from habitable rooms of adjoining properties. The only exception is the front bay window at No. 4 Daisy Close where outlook in a north west direction will be partially obscured by Plot 1. However, this is a marginal reduction in outlook and full views in a forward direction will be maintained, and is not considered to warrant a reason for refusal.

A distance of at least 13m is maintained from habitable room windows to the boundaries with neighbouring rear gardens (Nos. 23 and 25 Tudor Gardens and the properties in Old Church Lane). This exceeds the minimum requirements set out in SPG17 which requires a distance of 10m. No flank wall windows are proposed facing out onto No. 4 Daisy Close or Nos. 27 to 31 Tudor Gardens. As such, the privacy of neighbouring occupiers is not considered to be compromised by the new houses.

Noise and Disturbance

The existing access road to Daisy Close will be extended into the site to serve the two new houses. This section of the access road will only serve the two new houses, so activity in this area in terms of vehicle and pedestrian movement, will be limited. As such it is not considered that there will be significant noise and disturbance to the neighbouring properties as a result of this development. It should be noted that the access road and parking area is sited next to the access road and car park for Nos. 27 to 31 Tudor Gardens.

Objections have been raised in relation to construction traffic and building works. Whilst there will be some noise and disturbance as seen with all construction projects, there are measures in place that protect the amenity of neighbouring properties. Environmental Health legislation restrict the hours that noisy works can be carried out to the following: Monday to Friday - 8am to 6pm, Saturdays - 8am to 1pm, and no noisy works on Sundays and Bank Holidays. Furthermore, the Section 106 Agreement requires the applicant to enter into

the Considerate Contractors Scheme which is designed to encourage best practice beyond statutory requirements.

Landscaping

Loss of a protected tree

The Council's records show that there is a protected tree (known as T20) within the application site. This tree is shown on the 2012 aerial photograph but it has since been removed. The applicants have advised that the protected tree was removed prior to them obtaining ownership of the site. The Council's Tree Protection Officer will need to take a view as to whether to pursue enforcement action on the loss of the protected tree, but for the purposes of this application, a suitable replacement tree is required to be planted within the application site. The Tree Protection Officer has requested that the replacement tree be a common Oak 'Quercus robur', planted with a stem girth of 18-20cm. They have requested that the tree be planted on the frontage. The tree is proposed within the landscaped area next to Nos. 27 to 31 Tudor Gardens. A management plan for the tree should be submitted along with a plan for the remainder of any proposed landscaping for the property frontages. Such details are recommended to be conditioned as part of any forthcoming planning consent.

An Arboricultural Impact Appraisal and Method Statement together with a Tree Protection Plan has been submitted showing existing trees within the site that are to be retained and removed. This also includes details of the construction exclusion zone around the trees that are to be retained. The Tree Protection Officer has advised that the submitted details are acceptable, and require two replacement trees. Such details are recommended to be conditioned as part of any forthcoming planning consent.

Proposed landscaping within the application site

An indicative landscape plan has been provided for the site showing existing and proposed trees together with areas of soft and hard landscaping. Full details of the landscaping are recommended to be conditioned.

Objections have been raised in relation to lack of adequate lighting within the site. Your officers can advise that details of lighting for the existing development at Nos. 1 to 4 Daisy Close were approved as part of application ref:10/0403. Details of external lighting for the current proposal are recommended to be conditioned as part of any forthcoming planning consent, though this will be within the application site and not extend into the existing development within Daisy Close.

Transportation

As described above, vehicular and pedestrian access will be served by extending the existing access road to Daisy Close into the site. This is a privately owned cul-de-sac.

Officers in Transportation have confirmed that the extension of the access road is acceptable. Daisy Close has been provided with a suitably wide carriageway and turning head to accommodate service, emergency and refuse vehicles, with the proposed new houses both being within 20m of the turning head to allow easy collection of wheeled bins.

Both houses have a garage and driveway space in front to accommodate two parking spaces. This meets the parking standards as set out in standard PS14 of the UDP. As both houses have private garden space and a garage, there is space to securely store a bicycle for both properties.

Officers have requested a financial contribution of £3000 towards sustainable transport improvements in the local area. Such contributions are secured as part of the Section 106 Agreement.

Other matters

Communal areas within Daisy Close not completed

A number of the objections have raised concerns with the existing communal areas within Daisy Close not being completed. This has also been noted by officers in Transportation who have advised that areas of block paving have not been provided and the footway into the site is interrupted by a parking bay that was not shown on the approved landscape plans for application ref: 06/3412. Officers have visited the site and can confirm that the footway into the site is interrupted by a parking bay that is not shown on the approved plan and the area of block paving and raised speed table in the centre of the site has not been constructed. Your

officers have reported the matter to the planning enforcement team for further investigation, but for the purposes of this application, as the communal areas are not directly affected by the proposal and that the principle of use of the access road is acceptable. The concerns regarding the completion of the communal areas within Daisy Close should be pursued as a separate matter.

Response to objections raised

A number of objections have been raised in relation to loss of garden space, impact upon outlook and privacy of neighbouring properties, noise and disturbance from increased traffic and activity during the construction of the development, the completion of the existing communal amenity areas and external lighting. These matters are discussed above.

Other concerns have also been raised which are discussed below:

| Objection | Response |
|---|--|
| Lorries using the access from Tudor Gardens to Daisy Close could cause an accident. | The access has been designed to be used by larger vehicles such as refuse and emergency vehicles. The access can therefore accommodate construction vehicles entering and leaving the site on Tudor Gardens. |
| Construction lorries using Daisy Close could break down and block the access | As discussed above, the access has been designed to be used by larger vehicles, such as refuse lorries. The owners of the houses within Daisy Close do have a right of access, and the management of the access road during the construction of this development will need to be agreed between the applicant and the owners of the houses within Daisy Close. |
| Jobs have not been allocated to local people for the construction works. | This is not a planning matter as there is no requirement for the applicants to employ local people. |
| Contractors could use the parking spaces for Nos. 27 to 31 Tudor Gardens. | If these parking spaces are within the site boundary of Nos. 27 to 31 Tudor Gardens, then they will be trespassing onto private property. However, if parking spaces are on the public highway and there are no restrictions then they can be used by all members of the public. |
| Potential trespassing to Daisy Close | This is not a planning matter. The owners of the houses within Daisy Close will need to discuss these concerns with the applicants. |

Conclusions

The proposal is considered to be an appropriate development of a backhand site that does not erode the suburban character of the area or have a harmful impact upon the setting of the adjoining St Andrew's Conservation Area. It provides family sized houses, adding to the Borough's housing stock. The scheme meets the current relevant standards and policies in terms of parking provision, residential amenity and the protection of adjoining residents. The proposed scheme is in accordance with local and regional policies, and therefore is recommended for approval, subject to a Section 106 Agreement.

RECOMMENDATION: Grant Consent subject to Legal agreement

(1) The proposed development is in general accordance with policies contained in the:-

- National Planning Policy Framework
- London Plan 2011
- Brent's Core Strategy 2010
- Brent Unitary Development Plan 2004.
- SPG5 "Altering and Extending Your Home", adopted 2002.

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

- (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):

Unnumbered "Location Plan"

1000_PLN_501 Rev B

1000_PLN_503 Rev A

1000_PLN_504 Rev A

1000_PLN_505 Rev A

1000_PLN_506 Rev A

Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy (dated 28 January 2013)

Tree Protection Plan - 5105-01 and 1000_PLN_501 Rev A prepared by Barrell Tree Consultancy (dated 28 January 2013)

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

- (3) No windows or glazed doors other than any shown in the approved plans shall be constructed in the flank wall of the building as extended without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (4) The windows on the first floor on the flank elevation of the dwellinghouses shall be constructed with obscure glazing and openings at high level only (not less than 1.8m 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 minimise interference with the privacy of the adjoining occupiers.

- (5) No extensions or buildings shall be constructed within the curtilage of the dwellinghouses subject of this application, notwithstanding the provisions of Classes A - H of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, 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: To prevent an over development of the site and undue loss of amenity to adjoining occupiers.

- (6) The proposed tree-protection details as outlined in Arboricultural Impact Appraisal and Method Statement (dated 28 January 2013) together with the Tree Protection Plan - 5105-01 and 1000_PLN_501 Rev A prepared by Barrell Tree Consultancy shall be adhered to throughout all stages of the construction of the development hereby approved.

Reason: To ensure retention and protection of trees and other landscape features on the site in the interests of amenity.

- (7) Details of materials for all external work, including a sample board of the facing bricks and roof tiles, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- (8) Further details of the windows and doors to the new dwellinghouses hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and thereafter built in accordance with the approved details. Such details shall include:

- (a) details of the materials for the windows and doors
- (b) an elevation plan of each window type and doors at a scale of 1:10
- (c) Cross section through each window type at a scale of 1:5 with all dimensions clearly annotated through the transom, showing the relationship of fixed and opening lights, and externally mounted glazing bars

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

- (9) Further details of soft and hard landscaping within the site as set out in the indicative landscape plan "Drawing No: 1000_PLN_506 Rev A" shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on the site. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-

- (i) areas of hard landscape works including details of materials and finishes. These shall have a permeable construction.
- (ii) the location of and details of any external lighting.
- (iii) proposed boundary treatments with details of walls and fencing, indicating materials and height;
- (iv) all planting including location, species, size, density and number;
- (v) details of two replacement trees within the rear gardens and a common Oak 'Quercus robur', planted with a stem girth of 18-20cm, on the frontage within the area of soft landscaping next to Nos. 27 - 31 Tudor Gardens.
- (vi) any sustainable construction methods which are to be used;
- (vii) a detailed (minimum 5-year) landscape-management plan showing requirements for the ongoing maintenance of hard and soft landscaping including the replacement trees within the site.

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 positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and ensure that it enhances the visual amenity of the area.

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) During construction on site:-

- (i) The operation of site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1800 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays;
- (ii) The hours of demolition and construction limited to 0800 - 1830 Mondays - Fridays, 0800-1300 Saturdays and at no other times on Sundays or Bank Holidays.

REFERENCE DOCUMENTS:

National Planning Policy Framework

London Plan 2011

Brent's Core Strategy 2010

Brent Unitary Development Plan 2004.

SPG5 "Altering and Extending Your Home", adopted 2002.

SPG17 – "Design Guide for New Development" adopted October 2001

SPD "Section 106 planning obligations" October 2007

Letters of Objection

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337