

**Committee Report  
Planning Committee on 3 February, 2010**

**Case No.** 09/3104

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**RECEIVED:** 18 November, 2009

**WARD:** Sudbury

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 3 Crawford Avenue & St Johns Hall, High Road, Wembley, HA0 2AF

**PROPOSAL:** Demolition of existing church hall and vicarage and erection of a new two storey vicarage, a two storey building comprising church hall and 4 self contained flats, a three storey building comprising 8 self contained flats, 8 two storey terrace dwellinghouses, provision of 21 parking spaces and associated landscaping to site.

**APPLICANT:** Father Francis Adu-Boachie

**CONTACT:** CgMs Consulting

**PLAN NO'S:**

-P010 Revision B	Location Plan
-P100	Proposed Site Plan Showing Vehicle Turning
-P101 Revision S	Proposed Site Plan Scheme 16
-P120	Block A - Church Hall & Flats - Ground and First Floor Plans
-P121	Block A - Church Hall & Flats Sections
-P122	Block A - Church Hall & Flats Elevations
-P123	Block A - Church Hall & Flats Elevations
-P123	Block A - Church Hall & Flats Roof Plan
-P130 Revision F	Block B - Vicarage - Plans & Elevations
-P140 Revision B	Block C - Houses Typical House Plans and Sections
-P141	Block C - Houses Building Plans
-P142 Revision E	Block C - Houses Elevations
-P150 Revision A	Block D - Floor & Roof Plans & Elevations
-P160	Site Overview 3D
-P161	Site Detail View 3D
-P175	Street Scenes
-TD452_01	Planting Plan
-531/1/1A	Existing Floor, Elevation and Section Plans for Church Hall
-531/1/2	Existing Site Plan
-1856	Plans showing Site Ground Levels
-8116.1	Floor Plans and Sections of Church
-3 Sheets Document	Labelled External Finishes - St Johns Church Grounds Calfordseaden K02
	048FS001 Rev 1 - October 2009
5000	Coloured Elevations of Block A, Hall and Flats
5001	Coloured Elevations of Block B, and Vicarage
5002	Coloured Elevations of Block C, Houses
5003	Coloured Elevations Alternative Block D, Flats
5003	Coloured Elevations Block D, Flats

-Report on Sunlight, Daylight & Overshadowing dated 9 November 2009 produced by BLDA Consultancy  
-BS5837 Compliance Report (90371) ARBTECH - ENVIRONMENTAL SERVICES  
-Environmental Noise Survey and Assessment Report 1027/PPG24/R1 Issue date 23/10/2009 by adnitt acoustics  
-Transport Statement dated November 2009 by tpc  
-ARCHAEOLOGICAL DESK BASED ASSESSMENT by RICHARD MEAGER BA MA MIFA August 2009  
-SUPPORTING STATEMENT dated November 2009 by CgMs Ref: IF/TB/10898  
-STATEMENT IN SUPPORT OF PLANNING APPLICATION dated November by CgMs Ref: AE/10898  
-Phase 1 and Ecological Scoping Report by RPS dated 16th October 2009  
-Energy Demand and Sustainability Assessment for 20% Renewable Target by Calfordseaden dated October 2009 Ref: K090 Rev A  
-Energy Demand and Sustainability Assessment by calfordseaden dated October 2009 Ref: K090  
-Design and Access Statement November 2009 K02/0483/B2/005

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## **RECOMMENDATION**

Grant planning permission subject to referral under the Mayor of London Order 2000 and to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Planning to agree the exact terms thereof on advice from the Borough Solicitor.

## **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
- (b) 100% Affordable Housing .
- (c) A contribution £136,800, due on material start and, indexed from the date of committee for Education, Sustainable Transportation, Open Space & Sports in the local area, including but not limited to Barham Park, Wembley Central Station and Wembley Primary.
- (d) Sustainability - submission and compliance with the Sustainability check-list ensuring a minimum of 50% score is achieved and Code for Sustainable Homes level 6 on the Vicarage and 4 on the remainder of the site, with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.
- (e) Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.
- (f) Join and adhere to the Considerate Contractors scheme.
- (g) Removal of the rights of residents to apply for parking permits.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

## EXISTING

The application relates to a roughly L-shaped parcel of land of 0.62 hectares adjoining the churchyard of St John's Church. The site lies to the north of Harrow Road and has a frontage to Crawford Avenue. The eastern boundary is formed by the church yard, and to the north it is bounded by the plots/property boundaries of the houses along Crawford Avenue and Lantern Close.

The only standing buildings on the site are a vicarage in the north-western corner, dating to the c. mid 20th Century, and St John's Hall which lies immediately adjacent to the west of the church and fronts onto Crawford Avenue. The hall was built in C.1958; it is a utilitarian post-war building of precast concrete panels and of very little architectural interest or merit. It comprises a central east-west range with a curved roof (single storey, but effectively rising up to two storeys), and a single storey flat roofed block at each end. The area of the site in between the church and the hall comprises hardstanding, which is apparently used as a car park.

The area faces the northwest elevation of the church - a sparsely detailed and uninspiring extension, comprising a flat roofed abutment dating from 1935.

The Church Hall is currently separated from the Church by a low (1.3m) timber fence replaced in places by railings and by a line of mature trees (principally horse chestnut and hawthorn) which when in leaf, provide a significant visual break between the two existing buildings. The remainder of the site, to the north of the church is currently screened from the church itself by overgrown vegetation (including some mature chestnut trees). Two smaller buildings occupy the space to the north of the church, beyond which lie the garages and amenity area of the three storey properties on Lantern Close and the two storey properties at Rosecroft Walk. A 1.5m timber fence lines the perimeter of the Church Hall site along the two road frontages, behind which are line of mature (12m. plus) principally Chestnut trees. In places, some of the trees have died and have become covered in ivy. Additional street trees are located in the footway along the site frontage to Crawford Avenue.

The existing Church hall building is located some 7 metres back from the Crawford Avenue frontage and extends 30 m towards the church, stopping 6m from the eastern site boundary. The building is approximately 10m wide and approximately 6.5m high.

The area surrounding the hall to the south and west (except for a perimeter path and the hall entrance is laid to grass. To the north of the building is a tarmac car parking area with access from Crawford Avenue. The enclosed space to the north of the church is not visible from the surrounding streets and is currently accessed from the existing consecrated church yard to the south and east. Properties to the north will however have limited views from upper stories of this part of the site. The front and side garden to the vicarage forming part of the site is visible from Crawford Avenue (and is currently overgrown). The rear garden area is separated from the land beyond by a boundary wall and is largely invisible from external viewpoints.

The Grade II Listed church was designed by Sir George Gilbert Scott and constructed in 1846. Two additional aisles (to the north and south were added later in 1859 and 1900. The flint faced building consequently has three steeply pitched ridge roofs over the nave and aisles. A single storey flat roof extension (from 1935) has been constructed to the rear of the building (towards the application suite) with an ashlar stone finish, leaded windows and parapet. Along Wembley High Road frontage, a timber and brick Lych gate and railings line the boundary to the church yard. This is also Listed. The Lych Gate and one other opening provide a route into the site and some of the principal views of the church in summer, across the consecrated church yard. A footway around the southern side of the church and into the car park on the application site is used as a pedestrian shortcut between Crawford Avenue and the High Road.

The site slopes down reasonably significantly from west to east, dropping almost 2m across the width of the church hall and churchyard.

The setting of the Listed building is accordingly defined by a number of elements; the set back from the High Road; the substantial tree cover and boundary along the road frontages and to the immediate rear; the mature trees and boundary between the Church and the church hall site; the open views of the church across the churchyard to the south and east and through the Lych Gate and opening on the High Road and from views to the rear of properties on Thurlow Gardens. Views of the church in the summer, from Crawford Avenue and the Church hall site are more limited. In winter, with reduced leaf screens, the views of the Church from this direction principally comprise glimpses of the roof and the single storey rear extension to the building.

## PROPOSAL

The proposal involves demolition of the existing church hall and vicarage and the redevelopment of the site in the form of a new two-storey building incorporating a replacement church hall, meeting rooms and ancillary facilities together with 4 x 2-bedroom flats. The existing vicarage will be replaced with a new detached two-storey vicarage located closer to the Crawford Avenue frontage. A terrace of 8 x 2-storey 4-bedroom houses is and a three-storey block of 8 x 1-, 2- and 3-bedroom flats are also proposed together with provision for 21 parking spaces and associated landscaping on the site.

The new church hall would be located on the Crawford Avenue frontage, whilst the residential block would have its principal elevation facing north towards the new internal access road which also allows the formation of an entrance plaza to the church.

The scheme proposes 100% affordable housing in the form 2 x 1-bedroom flats, 9 x 2-bedroom flats, 1 x 3-bedroom flat and 8 x 4-bedroom dwellinghouses.

## HISTORY

The application site has long planning history. However, the following is most relevant to the proposal:

- 26/03/2001 Demolition of church hall and erection of 3-storey YNCA hostel, comprising 25 studio flats, 6 no. 1-bedroom flats, 4 nos. disabled-person units, nursery, meeting rooms and offices and replacement church hall, together with the construction of 8 affordable-housing units and 19 car-parking spaces - Awating Legal Agreement (ref: 01/0741).
- 05/04/2000 Demolition of church hall and erection of a 3-storey YMCA hostel comprising 46 bedrooms, 4 "mother and baby" suites, shared bathrooms and laundry rooms with ancillary meeting/ activity rooms, offices, interview rooms, kitchen and cafe; erection of a 2-storey church hall as an extension to the rear of the proposed hostel; erection of a pair of semi-detached two-storey dwellings (fronting Crawford Avenue) and a terrace of 7 two-storey dwellings to the rear of the site; layout of pedestrian and vehicular accesses, car-parking spaces, means of enclosure and landscaping - Application Withdrawn (ref: 99/2331).

It should be noted that this application has been screened under Environmental Assessment regulations and the Council have provided written confirmation that an Environmental Impact Assessment is not required as part of the application submission.

## **POLICY CONSIDERATIONS**

### **Adopted Unitary Development Plan 2004 Policies**

#### Built Environment

<i>BE2</i>	<i>Townscape: Local Context &amp; Character</i>
<i>BE3</i>	<i>Urban Structure: Space and Movement</i>
<i>BE4</i>	<i>Access for Disabled People</i>
<i>BE5</i>	<i>Urban Clarity &amp; Safety</i>
<i>BE6</i>	<i>Public Realm: Landscape Design</i>
<i>BE7</i>	<i>Public Realm: Streetscape</i>
<i>BE9</i>	<i>Architectural Quality</i>
<i>BE11</i>	<i>Intensive and Mixed -Use Developments</i>
<i>BE12</i>	<i>Sustainable Design Principles</i>
<i>BE31</i>	<i>Sites of Archaeological Interest</i>
<i>BE32</i>	<i>Tree Preservation Orders</i>

#### Environmental Protection

<i>EP2</i>	<i>Noise &amp; Vibration</i>
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#### Housing

<i>H8</i>	<i>Resisting Loss of Housing</i>
<i>H9</i>	<i>Dwelling Mix</i>
<i>H11</i>	<i>Housing on Brownfield Sites</i>
<i>H12</i>	<i>Residential Quality - Layout Considerations</i>
<i>H13</i>	<i>Residential Density</i>

#### Transportation

<i>TRN1</i>	<i>Transport Assessment</i>
<i>TRN3</i>	<i>Environmental Impact of Traffic</i>
<i>TRN4</i>	<i>Measures to Make Transport Impact Acceptable</i>
<i>TRN10</i>	<i>Walkable Environments</i>
<i>TRN11</i>	<i>The London Cycle Network</i>
<i>TRN14</i>	<i>Highway Design</i>
<i>TRN15</i>	<i>Forming an Access to a Road</i>
<i>TRN17</i>	<i>Restrictions on New Roads</i>
<i>TRN22</i>	<i>Parking Standards - Non Residential Developments</i>
<i>TRN23</i>	<i>Parking Standards - Residential Developments</i>
<i>TRN34</i>	<i>Servicing in New Development</i>
<i>TRN35</i>	<i>Transport Access for Disabled People &amp; Others With Mobility Difficulties</i>

#### Community Facilities

<i>CF2</i>	<i>Location of Small Scale Community Facilities</i>
<i>CF3</i>	<i>Protection of Community Facilities</i>
<i>CF11</i>	<i>Day Nurseries</i>

#### Open Space

<i>OS13</i>	<i>Development of Sites of Borough (Gradell) and Local Nature Conservation Importance</i>
<i>OS18</i>	<i>Children's Play Areas</i>

*Supplementary Planning Guidance 17 relating to "Design Guide for New Development" - provides comprehensive and detailed design guidance for new development within the borough. The guidance specifically set out advice relating to siting, landscaping, parking, design, scale, density and layout.*

## **SUSTAINABILITY ASSESSMENT**

The application is proposing that Block A, C, & D would be constructed to Code for Sustainable Homes level 4 (CSH4) and 20% renewables and Block B would be constructed to Code for Sustainable Homes level 6 (CSH6) and 20% renewables.

Although, the applicants rated their sustainability measures at 64% ("Very Positive"), the scheme assessed by the Council's Sustainability Officer is found to be well below the Council's Sustainability standard of at least 50%. However, the applicant's agent has agreed to a Section 106 Agreement requiring additional sustainability measures that will achieve a minimum of 50% score and Code for Sustainable Homes level 6 on the Vicarage and 4 on the remainder of the site, with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.

The Heads of Terms under the Section 106 Agreement would also require that 20% of the site's carbon emissions be offset through on site renewable generation. If proven to the Council's satisfaction that it's unfeasible the applicants provide an in-lieu payment to the Council provision of off site renewable generation.

The proposal subject to Section 106 Agreement is considered to be acceptable.

## **CONSULTATION**

The following have been consulted on the proposal:

- Nos. 1 to 19 Willow Tree Court, 1 to 9 Oak Lodge, 1 to 4 Homefield, 2, 3, 5, 5a, 6, 7, 7a, 8, 9, 9a, 10, 11, 11A, 13, 15 & 17 Crawford Avenue, Wembley
- Nos. 1 to 16 Morrill House, Harrow Road, Wembley
- Nos. 551, (Flat 1 to 4) at 551A, 553, 553A, 555 557, 559, 559a, 561, 561A, 563, 565, 567A, 567-569, 1 to 28 Charles Goddard House, 573, 575, 577, 579, 606A, 606B, 608, 608A, 608B, 610-612, 610A, St Johns Brigade Hall, 612A, St Johns Wembley Parish Church, St Johns Hall, 1 to 7 Crawford House, High Road Wembley
- Nos. 1 to 60 Lantern Close
- Nos. 1 to 8 Rosecroft Walk
- Nos. 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, & 33 St Annes Road
- Nos. 2 to 46 (even Nos.), Thurlow Gardens
- Ward Councillors

In total 2 letter of objections (i.e. from Councillor Robert Wharton and a local resident from 17 Crawford Avenue) have been received.

Councillor Wharton - raises objections to the proposal on the grounds that part of the site has been designated as a site of local nature conservation importance and the application for housing does conflict with this. It is important that planning conditions and Section 106 are used to protect existing trees during construction works and to secure extensive use of planting on the finished scheme. More planting should be done around the block of flats behind the church because this is the area which is designated as a site of nature conservation importance.

17 Crawford Avenue - raises objections to the proposal on the grounds of increased noise, traffic and congestion, loss of outlook, number and size of buildings, loss of trees and other natural features, effect on the character of the area and on parking.

### Design

- It is unclear, why the proposed vicarage does not keep with the predominantly 2-storey high buildings of the scheme. It would be useful to see some contextual plans showing the proposed vicarage in relation to 616 Harrow Road and the rest of the streetscape. Additional plan to this effect will be required.



- There are some inconsistencies in regards to elevation design, as massing illustrations show different details than elevations plans. Clear illustrations, including better quality 3D illustration will be required.
- Coloured elevational plans, indicating the use of different building materials would be helpful.
- There is lack of details in relation to use of building materials within the submission. Additional details of external appearance and surface treatment would be helpful.
- Revised Plans to address the above "Design" issues are been sought.

Landscape - There are no objections to the proposal subject to the following:

- *Play* - There is no provision for play space in the proposal. According to the London Plan 10m<sup>2</sup> per child of play space is required to be provided for any development. This needs to be addressed. It appears that due to the layout of the site, possible areas for play are strictly limited. However, there is an area of cemetery to the east of the church which is in Brent ownership. If the developers were to provide a contribution, an informal play area could be incorporated on the Brent Land that would compensate for the lack of play area within the development.
- More information is required on the design and layout of the Church Hall Garden and play area for the crèche. This is to include a full layout and an indication of equipment to be installed.
- *Planting Species* - The most of the development is Grade II listed open space and therefore the planting in the development should respect this designation. The current species list is not acceptable. We would expect 70% of species planted on site to be native.
- It is also suggested that 4 of the "Malus Evereste" along the northern side of the access road are replaced with a large tree species for example *Alnus glutinosa*.
- It is also suggested that the ecological report recommendations are taken into consideration for example the addition of wildflower areas and bird and bat boxes are installed on existing trees. The issues regarding "Planting Species" would be dealt by way of attached conditions to the planning permission.
- *Cycle Parking* - The cycle spaces indicated on Calford Seadens drawings are not shown on the Floyd Matcham Planting Plan, this can be clarified.
- *Rubbish Bin Storage* - The bin stores do not appear to be fully screened from the new access road and street. Bins would have to be screened from the street through timber panelling or shrub planting. More information would need to be provided to ensure that this occurs. This issue can be dealt by condition attached to the planning permission.

Transportation - There would be no objections on transportation grounds to this proposal subject to a Section 106 Agreement to secure: (i) financial contribution of £24,500 towards non-car access improvements and (ii) a car-free agreement for the residential properties, together with further details of residential bicycle parking provision for the flats and the reinstatement of the existing site access to footway at the developer's expense.

English Heritage - A response received from Historic Buildings and Historic Areas Advisors states that "This application should be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice".

However, a response received from Archaeology Advisor says that the site is bordered by and includes structures and buildings associated with the 19th century church and churchyard. There is some uncertainty over the exact boundaries of the churchyard cemetery (which is separate from the Council burial ground to the east), and although it is unlikely that human remains will be present in the area outside of the 1913 plan of the church and its grounds, groundwork in areas close to the boundaries should be archaeologically monitored.

It is not considered that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. A suggestive condition therefore to this effect is attached.

Thames Water - has no objection to the proposal. However, an informative is attached in respect of "Surface Water Drainage".

## **REMARKS**

### **Background**

This application has been the subject of significant consultation with the Council and members of the public which has resulted in the evolution of the scheme hereby submitted.

At pre-application stage it was concluded that the application site is acceptable for a mixed residential and community use development in principle, and numerous details were discussed concerning the most appropriate development response.

This application has been screened under the Environmental Assessment regulations and the Council have provided written confirmation that an Environmental Impact Assessment is not required as part of the application submission.

### **The Proposal**

The application site is part of the St John's Church complex that includes the Church Hall and the Church itself is a Grade II Listed Building. The proposal is for the demolition of the existing Church Hall and Vicarage and for a mixed community and housing development.

The development would take in a form of 4 Blocks (Block A, B, C & D) of which three of the blocks (A, B & C) would be two storey and one (Block D) would be three storey in height. The blocks would provide a total of 12 flats ( 2 x 1-bedroom, 9 x 2-bedroom, and 1 x 3-bedroom flats) and 8 x 4-bedroom dwellinghouses (which would all be affordable thus providing 100% affordable housing), a replacement vicarage house and Church Hall with ancillary facilities. The proposal would also involve formation of new mews style residential street between Block A and B off Crawford Avenue that would extend towards the east end of the site to provide both pedestrian and vehicular access for all the residential units of the development located on this new street. The proposal in total would provide 20 car parking spaces on the site. This comprises one for each house, two to be shared between the 12 flats and 10 spaces for the use of the church and visitors to the church hall. The vicarage would have its own separate single garage, with a potential for another parking space in front of the garage. The ground floor of the block of the flats includes secure cycle parking facilities close to the main entrance onto Crawford Avenue. The new dwellinghouses would each have their own small front and rear garden which would provide their own private amenity space. The proposal also makes provision for refuse and recycling store, located close to the access from Crawford Avenue. The proposal would also replace existing boundary treatments to Crawford Avenue with new railings on a dwarf brick wall, similar to the existing railings on part of the High Road frontage. It is proposed that the access road and parking areas would be lit during the hours of darkness in a manner to avoid light pollution and intrusion. Doorways into the block of flats will be controlled by access control systems and will be bright spots in the site by light spilling from glazed staircase.

The proposed Block A provides a replacement Community Centre facing onto Crawford Avenue where the existing Community Centre stands. The Community Centre comprises a two-storey building, largely rectangular in shape with a southerly extension facing towards Harrow Road. The replacement centre will extend the opportunity for community facilities at this location, mindful that the existing facility is outdated and has reached the end of its working life. The proposed replacement community centre will provide 195m<sup>2</sup> floorspace within the principal multi-purpose hall, with ancillary facilities and amenity space. The church hall and ancillary meeting rooms and



facilities amount to 642m<sup>2</sup> of floorspace a significant increase over the existing community hall which has a floor area of 372m<sup>2</sup>. Ten dedicated car parking spaces are provided within the site for vehicle parking, whilst four cycle spaces are provided for this use.

Four 2-bedroom flats are also proposed within this building; on the ground and first floors. These flats are orientated in an east-west manner and are parallel to the internal access road. These flats are intended to be "car free" units.

Play facilities to serve the site are proposed to the south of the community Centre. This building is of a modern design and forms a varied fenestration, picking up ecclesiastical design references where appropriate. A vaulted roof is proposed to dissect the residential and community aspect of the Community Hall building, providing pedestrian access to the Church.

The proposed Block B providing replacement vicarage is to be located at the north-west corner of the site. A two-storey, south facing principal dwelling with a pitched roof to maximise the southerly aspect is proposed. The bulk of the dwelling sits perpendicular to Crawford Avenue, facing the proposed access road within the site. A single-storey dog-leg to the western elevation of the proposed dwelling ensures that it addresses the Crawford Avenue frontage however, and incorporates an integral garage.

The Vicarage proposed is of a design and scale in keeping with the other residential properties on Crawford Avenue and is finished in a render. The building's principal elevation is south-facing in order to assist in achieving Code of sustainable Homes level of "6". This represents a "carbon-neutral" dwelling. The dwelling comprises of 4 bedrooms, a kitchen/breakfast area, and a dining room. A study and lobby are also proposed, these facilities are located on the ground floor with a separate access on to Crawford Avenue to ensure the future occupier can attend to their pastoral duties.

The proposed Block C on the north side of the site would provide two separate truncated terraces comprising a two-storey 8 x 4-bedroom dwellinghouses. The dwellings face south along the internal access road. Each of the dwellings will have a parking space, cycle storage and private amenity space at the rear.

The proposed Block D, a three-storey residential block providing 8 flats (comprising 2 x 1-bedroom, 5 x 2-bedroom and 1 x 3-bedroom) would be located on the east side of the site.

### **The Proposed Uses**

The application proposes mixed residential and community use on the site with the residential element being 100% affordable.

The provision of a replacement community centre and ancillary housing are entirely appropriate for development within this site. The majority of the development site comprises "previously developed land", by virtue of its location within the curtilage of the current vicarage and the footprint of the existing community centre. This meets the definition of "previously developed land" as defined in Annex B of PPS3 and as such represents the preferred location in principle for new residential development.

Mindful of the above, the proposed redevelopment comprising housing and the replacement community centre is acceptable and complies with the relevant Government Guidance and Council's policy H11 in the adopted UDP 2004 relating to "Housing on Brownfield Sites".

Government Guidance within PPS3 and Strategic Planning Policy within the London Plan states that the provision of affordable housing is a key requirement and the Local Authorities should make adequate provision in order to ensure that this is achieved. Council policy H2 of the adopted UDP 2004 also refers to the need for additional housing of all tenures throughout the borough. There is

thus a pressing need for more housing (including the application area) in the borough and in particular affordable housing.

It is therefore clear that the provision for further housing will meet the strategic objective – particularly for affordable housing and therefore the proposed development complies with the London Plan in this regard. The scheme will also contribute to meeting the identified local need for housing and community facilities.

The site in the Council's adopted UDP 2004 is currently allocated through proposal HP28 for "Foyer/Housing" use. This designation is reaffirmed through various versions of the emerging Site Allocations document. The Site Specific Allocations – Proposed Submission Version (June 2009) states the site's allocations as:

*"Residential development, amenity/open space and community facility that does not detract from the setting of the church and views from Harrow Road. Proposals will entail sensitive boundary treatment and must include retention of trees and provision of railings to Harrow Road frontage of site."*

It also states that the indicative development capacity is for 43 residential units and it highlights the justification as *"increasing the supply of affordable housing while enhancing and not detracting from the setting of the listed building"*

The proposal for residential development incorporating the re-provision of the community facility on this site reflects the borough's aspiration for this site as outlined in the adopted UDP 2004 and the emerging Site Specific Allocations DPD. The scheme therefore complies with this aspect of the development Plan.

Whilst it is clearly demonstrated that the principle of the scheme is acceptable, the proposal also need to be assessed to ensure that it also complies with the other requirements of the adopted UDP 2004.

### **Policy Consideration**

The principal issues for consideration relates to the impact upon the special character of the setting of the listed building along with planning policy, design considerations, parking and traffic, the impact on trees, the impact upon amenity of the adjacent properties and responses received as a result of the consultation exercise.

The Council's adopted Unitary Development Plan 2004 is the "Development Plan" for the purpose of S54A of the Town and Country Planning Act 1990. In this case the proposal need to be considered against the provisions of Council's housing and community facilities policies STR37, CF2, CF3, and H8, H9, H11, H12 & H13, and site specific proposal HP28 of the adopted Unitary Development Plan 2004. The proposal also need to be considered against the Council adopted Supplementary Planning Guidance 17 (SPG17) relating to "Design Guide for New Development" which provide 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.

The application proposes to demolish the existing Church Hall and ancillary facilities serving the local community, located adjacent to Wembley Town Centre and to the reinstate these community facilities within the new development would comply with the Council's policies STR37 (seeking to protect the existing community and encouraging to provide new facilities to meet community needs), CF2 (seeking community facilities serving neighbourhood or district function to be located in or adjoining a town or local centre) and CF3 (resisting loss of a community use unless the facility is appropriately replaced).

The application site within the Council's adopted UDP 2004 has a Specific Planning Proposal

(HP28), which sets out that the proposal for site as being suitable for Foyer/Housing use. It also requires the retention of existing community use but not necessarily in existing building.

The proposal to redevelop the site for mixed community use and housing is considered in principal to be acceptable in accordance with policy HP28 mentioned above. However, the development would be subject to meeting further requirements of policy HP28 requiring specialist conservation architect to maintain the picturesque setting of (St John's Church) the Grade II Listed building, boundary treatment, retention of trees and provision of railings to front of the site.

The Council's generic development policies listed above, seek to ensure that the design makes a positive contribution to the character of the area and respect the setting of the Listed Buildings are considered in more detail below. The application would also be subject to the provisions of the remaining policies of the adopted UDP 2004 which relates to the impact on traffic and highway safety, upon residential amenity, on trees and the natural environment and on the setting of the listed building which would be considered in detail below.

The site is also designated as a site of Borough (Grade II) Nature Conservation Importance and Local Nature Conservation Importance where Policy OS13 applies. Development is not permitted unless it is demonstrated that there will be no adverse effect on nature conservation.

### The Setting of the Listed Building

It was recognised from the outset that any new development on the site would need to respect the setting of St John's Church (the Grade II Listed Building). The application is therefore accompanied by a report "Supporting Statement - by CgMs Ref: IF/TB/10898 dated November 2009" which presents the analysis of the existing setting of St John's Church including its constituent parts and their relative levels of significance. The analysis demonstrates what is most significant in terms of the listed building and its setting and the potential effect of the proposed development on the setting of St John's Church while regards to the government guidance on development affecting the historic environment in Planning Policy Guidance Note 15 (PPG15) 1994 and the Council's relevant planning policies within adopted Unitary Development Plan 2004.. The report demonstrates that the church forms the dominant and principal structure on the site. While the listed boundary wall and Lych gate due to their limited settings, are described as closely related and ancillary to the church and therefore it has been concluded that any development on the site which respects its setting would similarly respect the settings of these ancillary structures.

The overall design principal of the proposed development has therefore been designed to reflect its context, although the approach is modern. The contextual approach centres on the listed church, and can be appreciated in the overall architectural treatment of the scheme. In particular the layout, scale, height, bulk, materials, elevational treatment and landscaping which have been directly influenced by the scheme's relation with the church.

This report examines as set out below how the buildings are designed within the application site to ensure the setting of the listed building (The Church) is maintained:

Block A –This block is located towards the south-west side of the St John's Church and is positioned between Harrow Road, Crawford Avenue and new access road of the site. The block as described above would be a two-storey distinctively modern building and would be divided into two distinct sections but linked via 2.8m wide corridor. The section located towards the north facing the new access road would provide 4 x 2-bedroom self contained flats and the section towards the south of this would provide a replacement church hall and ancillary facilities. The north side of the block providing residential flats with a frontage to the new access road would be 25.8m wide with a set-back of 5.4m from the new access road. The west side of the block facing Crawford Avenue would be 33.5m wide with a set-back of 6m from Crawford Avenue. The south side of the block facing Harrow Road would 25.8m wide (which comprising of 5.6m wide meeting hall and 15.2m wide ancillary facilities). However, the meeting hall being the most projecting part of the building would be set-back between 19m to 20m from Harrow Road boundary and the recessed part of the

building providing ancillary facilities would be set-back 27.6m from Harrow Road boundary. The east side of the block facing the St John's Church would be 33.5m wide. However, part of the building providing church hall would be recessed and therefore would be set-back 37m from the Church building while the rest of the building on this side would be set-back between 16m to 23.4m.

It is suggested that the layout and design of this building has been influenced by its relation with, and proximity to, the listed building. The block taking this into consideration is designed to have an L-shape. It is proposed that the widest part of the building would be positioned towards Crawford Avenue (i.e. west boundary of the site). This part of the building therefore would have a width of 33.5m and would be set-back 6m from Crawford Avenue boundary to ensure that trees (served with Trees Preservation Order) on Crawford Avenue are not damaged during the period of construction, as they represent an import visual amenity and which according to the site specific proposal HP28 should be retained, substantially maintained and kept in good condition. The Council's landscape officer considers the proposed set-back from Crawford Avenue frontage to be adequate to protect and maintain the trees. The building facing Harrow Road (i.e. the south boundary of the site) with the most projecting part set-back between 19m to 20m from Harrow Road boundary would allow glimpsed views of the church between the trees from south westerly directions. However, the recessed part with a set-back of 27.6m from Harrow Road boundary would allow more scope for oblique views of the church from north westerly direction.

The existing Church hall is set-away approximately 10m to 16m from the existing Church. However, the most projecting part of Block A on the east side would maintain a distance of between 16m to 23m to the existing St John's Church which represents a significant increase. The increase in distance has been influenced by site constraints, as well as design requirements to retain the functional dialogue between the two buildings by not moving the hall to far away from its "parent" building, the church.

The proposed new church hall is orientated to face the church, with this entrance expressed by a cross as a symbolical signpost and a tangible reminder of its function relation with the church.

The residential units (necessary to make the new hall viable) are contained separately in the northern part of the Block A. These are physically and visually separated from the church hall by an internal street, and externally on the elevation by the internal street and difference in fenestration.

The building features flat roofs with a height of 6.5m (except part of the roof over the internal street that would be 8.5m high) designed to reduce its visual presence and to remain subordinate to the listed building. The roof height has been determined by internal requirements.

The fenestration rhythm and the vertical emphasis of the windows particularly on the elevation facing the church, is a subtle reference to the church.

The proposal to use flint panels and stone windows surrounds, albeit in a modern way, reflects that of the church and creates an interplay between the historic church and the modern building without restoring the pastiche.

A church hall has been a feature on the site for over a century (although the present building dates to the c. mid 20<sup>th</sup> century). The clean lines and simplicity of the new building will mark it as a contemporary addition to the ongoing evolution of the church's context. The new building is not designed to dominate, imitate or blatantly copy the church. However, it is designed to allow the building to fit confidently into its contexts, whilst architecturally referencing subtle details of the listed building.

The residential element of the Block A would have a distance of 17m between Block B. However, as these two blocks are separated by a new access road in between and that there are do not

directly facing habitable room windows between these blocks, the proposed separation is not considered to have any detrimental impact upon the future occupiers of these buildings and is therefore considered to be acceptable.

Block B – This block replacing the vicarage is a two-storey 4-bedroom building with an attached side garage located on the north-east side of the site. The vicarage on the west side (i.e. Crawford Avenue) would be 16m wide with a set-back 5.8m from the plot boundary, on the south side (i.e. new access road) would be 17.8m wide with a 3.6m from the plot boundary and on the north side the most projecting part would be 6m wide with a set-back of 2.24m from the plot boundary. However, the recessed part forming two-storey element would be 11.7m wide with a set-back of 11.2m from the plot boundary. The most projecting part of the vicarage on the east side would be 7m wide and would maintain 2m between the Block C providing terraces of new houses. However, the recessed part on this east side would be 9m wide and would be set-away 13.7m from the proposed Block C.

The vicarage with a set-back of 5.8m from the west plot boundary (i.e. Crawford Avenue) allows it to follow the building line of the front most projecting part of the existing houses on the north side of the site (i.e. 5 to 7 Rosecroft Walk) and the building line of the proposed Block A on the site. The vicarage on the north side of the boundary would have a garage with no side windows and therefore this part of the building set-away 2m gap from the plot boundary is considered to be in compliance with the Council's "Privacy and Outlook" standards set out in the SPG 17 relating to "Design Guide for New Development". Similarly the most projecting part of the building on the east side would maintain a distance 2m from the side of Block C and this is also considered to be acceptable as there are no windows to these elevations of the buildings. The vicarage on the south side is set-way 4.2 and 3.6m from the plot boundary on the south side. In this instance, the proposed set-back fails to comply with the required 5m distance as set out "Privacy and Outlook" standards of SPG 17. However, the windows on the south elevation of the vicarage are either non-habitable or providing secondary source of light and are also separated from neighbouring Block A by a new access road and therefore it is not considered that occupants of the vicarage would have detrimental impact on their amenities in terms of loss of privacy and outlook and therefore the proposed set back is considered to be acceptable as a departure from the "Privacy and Outlook" standards in SPG 17.

The Vicarage, like the rest of the proposed development on the site would be in a form of a modern building. However, it is designed to achieve a high sustainability rating (Code of sustainable homes Level 6) which requires it to have photovoltaic panels on the south facing roof slope. The building would have the same underlying architectural theme and stylistic reference applied elsewhere in the scheme to tie the different elements together and give a sense of coherency. These includes the use of materials, particular elements of detailing also includes fenestration treatment.

### Block C

The proposed Block C in the revised scheme is moved away from the vicarage building (Block B) by over 4m to create adequate break between the buildings and to create opportunity for some tree planting in the gap to ensure that it would be consistent with its surrounding context which comprising number of trees. The proposed Block C (48.4m wide x 10.8m deep x 8.4m high) is broken up in the middle by 1.2m gap to sub-divide the block that would provide two short terraces providing in total 8 x two-storey four bedroom dwellinghouses with shallow pitched roof. The proposed terrace of houses are designed as distinctly modern, rather than pastiche Victorian. However, they can nevertheless be interpreted as a modern version of the Victorian terrace which, as with the church hall, represents contemporary architecture that reflects the ongoing development and evolution of the site. The height of this block has been kept to a minimum insofar as possible and practical; that can be seen in the relatively shallow pitch of the roofs. The terraces display a similar architectural theme as elsewhere in the scheme, although it has its own character, and detailing of the other buildings were not blatantly replicated. As with the Vicarage, photovoltaic panels will be located on the south face of the roofs.



## Block D

The proposed Block D in the revised scheme has been set away from its south boundary comprising the grounds of the existing church to improve the distance that was originally proposed. The block, as a result is also moved closer to its east boundary and its shape has been slightly altered since its original submission. Block D is a 3-storey, flat roofed block of flats and is perhaps the most modern element of the scheme. The block being set back furthest from the public roads, it will only ever be partially visible in public views behind the other buildings of the proposed development, or the church itself (if not wholly obscured by trees and vegetation). The building although being a 3-storey in height, the flat roof reduces the building height, whilst also echoing that of the church hall along the west. The depth that Block D is set back into the site also means that it will appear visually recessive (i.e. in the background) rather than as a prominent range. As with the remainder of the scheme, the detailing and fenestration treatment reinforces the underlying architectural theme as stylistic references applied elsewhere to give the scheme a sense of coherency.

According to the Council's adopted Unitary Development Plan 2004, the site is allocated for housing. The plan states that "...*Picturesque setting of the church to be maintained. Retention of community use but not necessarily in existing building (i.e. Church hall), requires boundary treatment – retention of trees and provision of railings to front of site.*" It is relevant that any viable development on this site would inevitably bring about a change to the setting of St. John's Church from its present state. The proposed scheme represents a sensitive, contextual and appropriate response that will complement the setting of the listed building.

It is accepted that the proposed development will result in a change to the setting of St John's Church. However, the proposed change as a result of this scheme in terms of its quality and contextual development is considered not to harm but improve the setting of the church (the new Vicarage and the Church hall in particular) and in time will blend in to complement it. The change to the building's setting will not detract from, or compromise, the church's special interest, its character, economic viability or its contribution to the townscape.

In the event, if St John's Church was to be reviewed anew for listing in the future after construction of the proposed scheme, it would still be found to be of similar special interest, regardless of this proposed development on its adjacent land. The proposed development would therefore not compromise the significance of the listed building.

It should be noted that at present, the application site (part of Church ancillary land) does not significantly contribute to the setting of St. John's Church, even though it is relatively close to the listed building due to its physical separation, and also the limited inter-visibility between the site and the church. The site in the adopted UDP 2004 is allocated for housing development, which implies an acceptance that the setting of the church will be altered. The effect of the existing application site comprising rather lacklustre and somewhat dilapidated existing church hall on the setting of the listed building should also be compared with the proposed development.

The density of the proposed development (as discussed under the "density" heading of this report) is very modest in relation to the capacity of the site as identified by the council. Long views of the listed building are not considered to be materially affected. However, there may be changes in certain long views of the building, perhaps most appreciable during leafless months but the changes would not materially effect one's appreciation of the building and certainly not to such extent that its special interest would be diminished, harmed or compromised. The relative prominence of the listed building in the street is not considered to be materially affected.

Overall, the height and massing (as described in the appropriate sections of this report) of the proposed scheme can not be described as dominating. In particular, the height and massing of Block A, C and D (evolved over the years in discussion with the planning officers) has been

carefully considered so as not to compete with or otherwise detract from the listed building. The primacy of the church will be retained, particularly in views from the south and west.

In this instance, the proposal is considered to comply with the Council policy BE23 of the adopted UDP 2004 relevant to the scheme in that it has as discussed above has successfully demonstrated that it will not have material adverse effect on the setting of the listed building and therefore is considered to be acceptable.

### **Affordable Housing and Tenure**

The London Plan seeks a strategic target of 50% provision affordable housing across London and notes that individual Boroughs should look to achieve a similar borough target, although planning authorities should take a flexible approach and seek to maximise the affordable housing potential of individual sites. This is reflected within the Council's Affordable Housing SPG. The proposed development makes a significant contribution to the strategic affordable housing target with 20 (100%) of the units comprising social rented and intermediate (shared ownership) dwellings. This figure accounts for net additional dwellings and does not take account of the replacement vicarage.

Planning Policy Statement (PPS) 3 and the London Plan are focused on delivering housing. It is expected that ASRA will attract Social Housing Grant in early 2010 in order to fund the scheme, upon the allocation of funding and the grant of permission, the development would commence in early 2010. Therefore this development represents a significant and deliverable contribution to the Council's housing and affordable housing targets. This is particularly important within the current residential market.

The tenure proposed is 70% social rented to 30% intermediate housing. This is in line with the London Plan requirement and ensures the scheme complies with the development plan in this regard whilst also catering for identified local housing need. It should be noted that the scheme has been prepared in consultation with the Council's Housing department, in order to ensure that local housing need is addressed.

### **Density**

Government Guidance and the Council's adopted UDP Plan 2004 emphasise the need to ensure that efficient re-use of previously developed land is made. As referred to above, the application site comprises developed land and therefore complies with the relevant development plan policy.

The proposed development, also complies with PPS3 which refers to more intensive development at Paragraph 49, stating when well designed and built in the right location such development can enhance the character and quality of the area. It is clear that the proposed redevelopment will enhance the character of the area improving the setting of a Grade II listed building, the replacement of an outdated vicarage and community centre and additional residential development with associated landscaping.

The proposed development comprises a residential density of 134 Habitable Room Per Hectare which is considered at the lower end of the scale detailed in London Plan policy 3a.3, given the accessible nature of the application site to a variety of public transport modes (to be discussed in Transport section of this report). Table 3a.2 of the London Plan notes that sites in the "urban" area with a PTAL rating of 4-6, densities of between 200 to 700 habitable room per hectare. It is therefore clear that the scheme complies with relevant strategic development plan policy; the densities proposed are at a lower end of the scale in order to preserve and enhance the setting of the Grade II Listed Building. This low-density approach was conceived in order to respect the local setting, in particular the setting of St John's Church and has been rectified by the Council during pre-application stage.

It is thus demonstrated that the proposed development complies with the key aspects of relevant planning policy and guidance in terms of a residential density figure, and that the application site

comprises previously developed land within an accessible location. This ensures that the most efficient re-use of the site is made given due consideration to its location adjacent to St John's Church, again in compliance with relevant government guidance and development plan policy.

It is accepted that Density should not simply be viewed as a numerical calculation. Adopted UDP 2004 policy BE3 and the Council's SPG 17 relating to "Design Guide for New Development" seek to ensure that the proposal provide a high quality design response compatible with the existing urban grain and do not represent an overdevelopment of a site. Accordingly, the proposed scheme density is lesser than the "minimum" density matrix in order to protect the setting of the Church and to respect the character of the area, as required by the Council policy BE3 of the adopted UDP 2004. This approach is ratified by the proposal providing good quality public and private amenity space, circulation area, ancillary landscaping and facilities that are provided within the site.

## **Trees**

With respect to trees on the application and surrounding land, they have been assessed by the Council's Tree Protection Officer following a recent visit to the above site and the officer has also studied the Arboricultural report (from Arbtech Environmental Services) submitted with the application. The Council's Tree Protection Officer, has comments on the trees and submitted report as follows:

### Tree removal and replacement.

A total of 40 trees plus 7 groups of trees have been listed for removal on this site. Only one of the trees listed for removal (T27), a Horse chestnut is protected by the Barham No.1 Tree Preservation Order, and one other (T28) Lime is a street tree. It is noted that on page 11 paragraph 35 of the report, the authors suggest that 'the ratio of trees removed to trees replanted should not be fixed (ie 1:1)'. This is not agreeable and therefore a result a condition is attached requiring 1:1 replacement for all single trees lost and a total of 14 new trees to replace the possible loss of 7 groups of trees including all replacement trees should be of a size and species agreed by the Council.

T27 Horse chestnut is listed as part of G4 (a group of mature Horse chestnut trees on the attached TPO plan) The Council's Tree Protection Officers agree with the authors BS 5837 rating of catB2 and that the tree has basal cavities in the main trunk and that Horse chestnut trees are currently suffering from the effects of 'chestnut leaf miner' and 'bleeding canker'. For this reason, It has been agreed that there is a requirement for an extra heavy standard replacement *Aesculus Indica* (Indian Horse Chestnut) which has been shown to exhibit a good degree of pest and disease resistance but will retain the character and form of the remaining trees. A condition to this effect is attached

T28 Lime is a street tree in moderate condition, and therefore require an extra heavy standard replacement Lime in the vicinity of the removed tree.

12 trees are listed for removal on the northern boundary of the site, to mitigate the loss in this area, the planting of a fruit tree in each of the 8 rear gardens of the proposed dwellinghouses would be sought as part of their landscaping proposal that would be considered in detail at a later date. It is suggested that the trees should have a stem girth of at least 6-8 cm and be either self fertile or reliant on the remaining fruit trees to be planted as pollination partners. Simple and easily cultivated trees should be chosen such as Plum Apple and Pear.

T63 and T64 are large multi stemmed Ash, both trees make a valuable contribution to the site both in terms of visual amenity and ecological value, unfortunately the poor structural condition of T64 does not allow for long term retention. Loss of T64 would invariably lead to the loss of the adjacent T63 Ash due to the inter relationship of the trees canopies. Therefore, T63 and 64 should be replaced with semi mature forest type specimens. A condition to this effect is attached.

### Tree protection measures.

The Council's Tree Protection Officer is satisfied that tree protection measures on this site are adequate and accord with standards set out in BS 5837: 2005, Trees in relation to construction recommendations, however, page 8, paragraph 24 of the tree report mentions the installation of a new boundary wall in close proximity to trees protected by the Tree Preservation Order. A pile and beam solution is suggested but no further detail is given in the arboricultural method statement (AMS). A condition requiring a full design and construction statement for this wall is attached.

A further condition requiring an arboricultural consultant or similar approved person to be present on site during all works that encroach within or have an impact on a tree's root protection area (RPA). is also attached.

### Pruning works to retained trees.

It is imperative that all works to retained trees are carried out by a competent contractor in accordance with BS 3998: 1989 Recommendations for tree works. All works to retained trees are to be agreed in advance with the LPA.

To conclude, in addition to our standard conditions, further conditions relating all works to trees to be carried out in accordance with works specifications laid out in Arbtech Environmental Services 'BS 5837 Compliance Report (90371) is attached. In addition further condition requiring details of the construction of the boundary wall and condition ensuring the retention of a suitably qualified arboricultural consultant to be present during all works which encroach within a tree's RPA are also attached..

### **Amenity Space**

The proposal provides 210m<sup>2</sup> of dedicated amenity space. This exceeds the standards outlined in the SPG 17 relating to "Design Guide for New Development" which states that for "Family Housing: a minimum of 50m<sup>2</sup> will normally be provided for a ground floor flat or house suitable for a family, and for Flats: a minimum of 20m<sup>2</sup> will normally be provided for each unit in a block of flats. Each dwelling unit meets the standards set out above. Each of the houses has a private garden to the rear providing adequate amenity space. The standards for flatted development of 20m<sup>2</sup> per unit has been met on a cumulative basis through the provision of private balconies within particular flats and communal recreation space to the rear of Block D – 258m<sup>2</sup> is provided for this purpose. Residents will also have access to the area to the south of the proposed community centre which is well in excess of 20m<sup>2</sup> required for the flatted units in Block A.

The amenity space proposed will also, through the use of tree retention and planting and communal landscaping, would create usable and attractive external amenity space in line with amenity space standards set out in the SPG 17 and policy BE6 relating to "Public Realm: Landscape Design" of the adopted UDP 2004. This represents a significant improvement upon the existing situation where the current open space attracts considerable anti-social activity. Specific detail in respect of the tree removal and retention is provided within the accompanying Arboriculture Assessment which demonstrates that those trees identified for removal possess limited or no material value and that replacement planting will appropriately mitigate against any removal. This is compliant with policy BE6 (d) of the adopted UDP 2004.

### Play Space

According to the Council's adopted UDP 2004 policy OS18 – Children's play area requires the provision of suitable play area for pre-school and junior children to NPFA standards in residential developments over 16 units (or 0.5ha) or in a large scaled mixed use schemes.

The proposal includes 580m<sup>2</sup> of secure play areas associated with the Church hall. In addition to this there is a further secure play area proposed to the south of the site for both residents and users of the Community Centre.

Mindful of the above and that the significant element of child yield of this scheme will be from the 8x4-bed houses which each possess individual, private rear gardens (minimum 50sq.m) and taking into consideration the amount of intermediate housing proposed, the proposal's any residual requirement for the dedicated playspace facilities would be satisfied within the play area proposed to the south of the site. The proposal is therefore considered to comply with relevant amenity and play space guidelines outlined within national policy, the London Plan, the adopted UDP and the SPG 17.

### **Height, Scale and Massing**

The height, scale and massing of the proposed development are in keeping with the setting of the Church and with the local area. The proposed community centre possesses an additional storey from the existing, however the height increase is mitigated by the fact that the existing building possesses a barrel vaulted roof, thus giving an increased building envelop. The proposal will maintain a view of St John's Church through the site, from Crawford Avenue. The single storey element of the Vicarage fronts onto Crawford Avenue, which ensure an appropriate scale of development, is proposed at this location, in accordance with the Council's policy BE9 which states that new buildings should be of a scale, massing and height appropriate to their setting and context.

The proposed two-storey terrace of dwellinghouses positioned parallel to the northern boundary of the site are considered to be of an appropriate scale mindful of the Church and the residential dwelling comprising Rosecroft Walk. These are proposed as two-storey dwellings with pitched roofs which compliment the existing residential dwellings and thus reflect the character of the area. Similarly, the proposed three-storey block of flats, located on the north-eastern corner of the site, reflect the scale and proportion of the existing flatted dwellinghouses located north of the development site, Lantern Close. This ensures the proposed development complies with relevant development plan policy, in particular Council's policy BE9 of the adopted UDP 2004.

The proposed flatted block of dwellings is located 16m from St John's Church, with significant areas of mature vegetation and trees to be retained between. This ensures that the setting of the Church is preserved, in accordance with PPG15 and with the development plan.

The proposed Community Centre is designed to relate to the existing built footprint. However, the distance between the existing church and the proposed building is increased from 10m -16m, thus mitigating the small increase in height and significantly improving the setting of the church, thereby compliant with PPG15 and the Council's policy BE2 and BE9 in the adopted UDP 2004.

The proposed layout of the development has evolved to ensure that the proposal preserves and enhances the setting of the church in line with paragraph 2.16 – 2.17 of PPG15. The principal layout of the proposed buildings therefore reflects the orientation of the Church and in addition, takes account of the existing urban grain. In particular, the Vicarage and the proposed community centre maintain the established building line at this part of Crawford Avenue. This element of the scheme therefore complies with the Council's policy BE3 of the adopted UDP 2004 and SPG 17. The proposed community centre is located in excess of 19m from the boundary with Harrow Road, thus maintaining the verdant and open nature of the site when viewed from this perspective, accordingly the setting of the Church is preserved.

The Council's SPG17 outlines acceptable development distances between new and existing development. In particular, it states a minimum 10m between the main rear elevation and the boundary wall is normally required in order to ensure adequate privacy between rear facing habitable rooms. The development of terraced dwelling possesses garden depth of between 9.5m -10m, with the exception of the east most dwelling which has a minimum of 8m (extending to 9m). Despite the guidance within SPG17, it is considered that the proposed garden depth is acceptable. This is because the new houses back on to largely the garages of its neighbouring properties in Rosecroft Walk and Lantern Close. Also the position of the dwellings is driven by the need to ensure the setting of the Church is maintained and enhanced, as required by the Government



Guidance in PPG15 and with the development plan.

The distance between the front windows on the Vicarage and the Flats in Block A are a minimum of 17m apart. This complies with SPG17 which states that front elevation distances should reflect road width and the existing residential character of the area.

### Design

Paragraph 4.2.8 -4.2.13 of the Supporting Historic Buildings Assessment and the Design & Access Statement both set out the detailed design rationale for the proposed development, the key requirement and design objectives is to ensure the setting of the grade II Listed Building (St John's Church) is maintained or enhanced by the proposal, in accordance with PPG15 and policies BE2, BE3, BE9 of the adopted UDP 2004.

In assessing the proposed design characteristics, it is considered appropriate to refer to both documents mentioned above which demonstrate that the development responds appropriately to the site context and preserves and enhances the setting of the Church. It is further demonstrated that by providing an appropriate scale, layout and density, the proposed development responds positively to the wider urban context.

### Quality of Accommodation

The Council's SPG 17 provides guidelines for minimum dwelling sizes in sq.m. Mindful that the scheme comprises 100% affordable housing, ASRA Housing association have sought to ensure that each unit meets the HQI standards for dwelling sizes, which largely correspond with the guidelines set out in the SPG17. This is demonstrated in the table below:

Format	Person	HQI	SPG17 (m2)	Proposed Minimum
1-bed unit	<u>2</u>	45-50	45 (flat)	50
2-bed unit	<u>4</u>	67-75	65 (f) -70 (M) -75 (H)	75
3-bed unit	<u>5/6</u>	75 (1-storey)- 95 (3 storey)	80 (E)-82 (M) -85 (H)	116 (Wheelchair Unit)9
4-bed unit	<u>6</u>	95-100 (2 storey)	90(F)-92(M)- 105(H)	110

The table above demonstrates that the proposed development complies with the Council's minimum unit sizes standards set out in the SPG17 and that adequate dwelling sizes are provided which will result in a good standard of amenity for prospective residents. It further demonstrates that the scheme does not comprise an overdevelopment of the site.

The planning application is submitted with a supporting daylight and sunlight analysis in order to demonstrate that the proposed development complies with the relevant guidance and development plan policies in this regard.

SPG 17 seeks to ensure that new development mitigate any impact upon daylight/sunlight achievable to existing development and also to ensure that adequate levels are achieved in new development. The BRE assessment criteria have been used to measure the impact of the proposed development.

The daylight report demonstrates that overall both the levels of daylight and sunlight to the proposed dwellings will be satisfactory and that no material impact upon amenity of future residents will be had. This issue is further expanded upon in the daylight/sunlight report. It is clearly demonstrated that the proposal complies with Council's policy BE9 in the adopted UDP 2004.

It is further demonstrated that no material impact upon existing properties will be had, as a result of the proposed development.

Given the nature of this urban development, it is considered that the impact upon daylight and sunlight achievable to both existing properties and within the application proposal is appropriate and through the design response, has been adequately mitigated. This therefore complies with relevant development plan policy in particular BE9 (e) of the adopted UDP 2004.

The application is accompanied by Acoustic Assessment which demonstrates that the site can appropriately accommodate residential development without detrimental to the amenity of prospective occupiers. Mindful of the site's location within Noise Exposure Categories (NEC) B & C it considers relevant design features can be incorporated within the scheme in order to ensure that an appropriate level of amenity is achieved. Mindful of this Assessment, it is demonstrated that this aspect of the development proposal would comply with the Council's policy EP2 and SPG19.

### **Transportation**

This proposal involves the redevelopment of the church hall site and land to the rear of the church building, as well as the existing vicarage. A two-storey building, comprising a replacement church hall (main hall 195m<sup>2</sup>, two meeting rooms (72m<sup>2</sup> & 89m<sup>2</sup> respectively) and ancillary offices, kitchens and toilets) and four two-bedroom flats is now proposed along the western side of the site fronting Crawford Avenue, with public access directly from Crawford Avenue and residential access from a new access road to the north. That new access road will directly serve eight 4-bedroom houses and a block of eight flats (2 x 1-bed, 5 x 2-bed & 1 x 3-bed) along the northern side of the site and has been designed with a general block paved carriageway width of 4.8m, plus 2m wide parallel parking bays along each side and 1.2m wide footways. It is intended to remain private and may also be provided with gates, although no details have been provided at the current time. Of the new properties, fourteen (5 x 2-bed, 1 x 3-bed and 8 x 4-bed) are proposed for social rented housing.

A replacement 4-bedroom vicarage with an integral garage (3m x 6.5m) set 5.6m from the highway boundary is also proposed in the north-western corner of the site, accessed via its existing 3.6m wide crossover onto Crawford Avenue.

A total of 20 car parking spaces (incl. two disabled) are indicated alongside the new access road, with ten of these to be allocated to the church hall and eight to the houses (although the means by which these will be enforced remains unclear). Eight bicycle parking spaces are also shown alongside the church hall entrance.

Crawford Avenue is in Wembley Controlled Parking Zone "C", operational between 8am and 6.30pm Mondays to Saturdays and is generally lightly parked during the day and night. Public transport access to the site is very good (PTAL 5), with Wembley Central station (Bakerloo, London Overground and Southern lines) and ten bus services within 640 metres (8 minutes' walk).

### **Car Parking**

Car parking allowances for residential and community uses are set out in standards PS14 and PS12 of the adopted UDP 2004 respectively. As the site has very good access to public transport services and is located within a CPZ, a reduced allowance of 0.7 spaces per 1-/2-bed flat and 1.2 spaces per 3-/4-bed property applies.

As such, up to 18.5 spaces would be permitted for the 20 new properties, plus two for the replacement church hall. The vicarage would be permitted 1.2 spaces. The overall provision of 18 standard width spaces alongside the new access road would therefore accord with standards.

However, it is proposed to allocate ten of these spaces to the church hall, which would exceed standards for this use. The preference would therefore be to keep the parking within the site primarily for the use of the residential properties, with church hall visitors able to make use of the on-street pay and display parking space in Crawford Avenue. However, it is recognised that the existing church hall has considerably more than ten spaces, so this development would

nevertheless reduce the existing overprovision of church parking on the site.

With just eight spaces (plus two disabled) to be allocated to the 20 new residential units, the applicant has expressed a willingness to enter into a car-free agreement for the residential units, such that future residents would have their right to an on-street parking permit withdrawn. Given the very good PTAL rating and the presence of a CPZ, this approach is acceptable and will overcome problems of overspill parking in Crawford Avenue by residents.

The provision of both a garage and a hardstanding space for the vicarage is fine, as garages often tend to be used for storage rather than car parking.

The provision of two disabled spaces is sufficient to satisfy standard PS15.

#### Cycle Parking

Standard PS16 requires the provision of one secure bicycle parking space for each dwelling. Whilst the houses each have private garden sheds within which bicycles can be stored, there is no specific provision shown for the flats, particularly the block of eight units in the north-eastern corner of the site (although the application form does claim that 28 cycle parking spaces will be provided). Further details of secure bicycle parking for the 12 flats are therefore required as a condition of any approval. The proposed provision of eight spaces alongside the church hall entrance is deemed sufficient for public use.

#### Access

With regard to access, the width shown for the access road is sufficient for service vehicles and cars to pass one another so is satisfactory to serve the number of units proposed. An AUTOTRACK run has been provided to show that the turning head can accommodate refuse vehicles and this should be satisfactory for the occasional pantechnicon too, albeit they may need to manoeuvre in a 5-point turn rather than 3-point turn. The provision of bin stores to the front of the units will allow easy collection by the Council's contractors, whilst fire appliances would also be able to make use of the turning head to get to within 45m of each dwelling.

The widths shown for the footways are a little restricted though and should be increased to 1.35m, to provide sufficient space to site lighting columns and still allow room for wheelchairs and pushchairs to pass. However, the surfacing of the road in block paving makes it suitable for use as a shared surface and so this offers an alternative to a wider footway.

The proposed provision of a raised crossover access with 6m kerb radii from Crawford Avenue is fine and indeed, the radii could be reduced to 4m if desired, whilst sightlines at the access onto Crawford Avenue would meet standards. Although it is not to be adopted, the road is nevertheless to be constructed to adoptable standards.

The existing car park access will need to be reinstated to footway at the applicant's expense as a condition of any approval.

Finally, a standard financial contribution of £1,000 per 1-/2-bed flat and £1,500 per 3-/4-bed property is sought towards non-car access/highway safety improvements and/or car parking controls in the vicinity of the site, giving a total sum of £24,500 and this would be included in the sum of standard contribution that would be sought for affordable housing on this site under Section 106 Agreement.

Summary - Transportation has no objection to the proposal Subject to a Section 106 Agreement to secure:- (i) financial contribution of £24,500 towards non-car access improvements and (ii) a car-free agreement for the residential properties, together with further details of residential bicycle parking provision for the flats and the reinstatement of the existing site access to footway at the developer's expense, there would be no objections on transportation grounds to this proposal.

### **Section 106 and Viability of the Scheme**

The scheme proposes a total of 20 affordable housing units and all of which would be affordable. Therefore the proposed scheme represents 100% of the gross increase in dwelling units as affordable units. This exceeds the requirements set out in the Council's S106 Planning Obligation SPD.

The section 106 Planning Obligations SPD outlines a standard charge of £3,000 for each bedroom in each additional dwelling. The Council's Housing Department confirm a 20% reduction for the affordable housing units to 2,400 per bedroom. This equates to 127,200 for the proposed development.

### **RECOMMENDATION:** Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004

Central Government Guidance

Council's Supplementary Planning Guidance 17 relating to Design Guide for New Development

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

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

Design and Regeneration: in terms of guiding new development and Extensions

Site-Specific Policies

### **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) No development shall commence until samples/details of all materials for all external work to the Community Centre and affordable housing units, including windows and rainwater goods shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be built in accordance with the agreed materials

Reason: To ensure a satisfactory development which complements the design and materials of the listed church and the visual amenity of the area and satisfies the objectives of policies BE2 and BE9 of the adopted Unitary Development Plan 2004.

- (3) No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of

investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To ensure that the development comply with the requirements set out in the Council's policy BE31 of the adopted Unitary Development Plan 2004.

- (4) All areas shown on the plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscaping work shall be completed:-

(a) prior to occupation of the building(s).

Such scheme shall also indicate:-

(i) Walls and fences

Proposed walls and fencing, indicating materials and heights.

(ii) Screen planting on boundary

Screen planting along the all boundaries of the proposed development.

(iii) Physical separation

Adequate physical separation, such as protective walls and fencing, between landscaped and paved areas.

(iv) Mounds existing contours and any alteration of the ground levels, such as earth mounding.

(v) Signboards and seating

Other appropriate matters within the context of a landscaping scheme, such as details of signboards, seating, foot ways and other paved pedestrian and vehicle parking areas.

(vi) Maintenance details

Details of the proposed arrangements for maintenance of the landscaping.

(vii) Details of all species of plants and trees of which no less than 70% shall be native species

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (5) Details of the means by which existing trees on the site are to be protected from damage by vehicles, stored or stacked building materials, and building plant or other equipment shall be submitted to and approved, in writing by the Local planning Authority before any demolition/construction work commences on site, and such protection shall be installed prior to commencement of any work and thereafter retained, as approved, throughout the period of the work and only removed on completion. Details to include drawings and construction method statement are to be submitted and approved by the Local Planning Authority in relation to the



construction of a boundary wall within the root protection areas of trees along Harrow Road/Crawford Avenue boundary.

All works within the root protection areas of trees to be retained to be carried out in accordance with works specifications set out in Arbtech Environmental Services 'BS 5837' Compliance Report (90371)

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority to include (a) induction and personnel awareness of arboricultural matters (b) identification of individual responsibilities and key personnel and (c) timing and methods of site visiting and record keeping, including dates

Reason: To ensure that trees which are to be retained as part of the development are not damaged by construction works in the interests of the local environment and the visual amenity of the area.

- (6) No development shall commence until details of the boundary wall to be erected adjacent to the 8 social housing units and associated car parking and adjacent to the access into the site have been submitted to and approved in writing by the Local Planning Authority. Once approved, the boundary walls shall be erected prior to occupation of the housing units and shall not thereafter be altered, replaced or removed except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure a satisfactory standard of separation from the existing churchyard and new housing and in order to preserve the setting of the listed church and proposed housing in accordance with the objectives of policies BE2 & BE9 of the Brent adopted Unitary Development Plan 2004.

- (7) No development shall commence until details of the boundary fencing to be erected between the rear amenity areas of the 8 social housing units have been submitted to and approved in writing by the Local Planning Authority. Once approved, the boundary fencing shall be erected prior to occupation of the houses.

Reason: To ensure a satisfactory standard of separation from adjacent properties to maintain privacy in accordance with the objectives of policies BE2 and BE9 of the Brent adopted Unitary Development Plan 2004.

- (8) No development shall commence until details of the boundary enclosures and accesses to be erected along the Crawford Avenue and High Road frontages have been submitted to and approved in writing by the Local Planning Authority. Once approved, the boundary enclosure shall be erected prior to occupation of the Community Centre and Vicarage building and shall not be altered, replaced or removed except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure a satisfactory standard of external appearance within the streetscene and to preserve the setting of the listed church in accordance with the objectives of policies BE2 and BE9 of the adopted Brent Unitary Development Plan 2004.

- (9) The windows to be used in the social housing units hereby permitted shall be constructed from timber and painted white and so maintained.

Reason: To ensure a satisfactory standard of external appearance within the

streetscene and to preserve the setting of the listed church in accordance with the objectives of polices BE2, BE9 and BE22A of the adopted Brent Unitary Development Plan 2004.

- (10) Notwithstanding the provisions of Class A, B C and D of Part 1 Schedule 2 of the Town & Country Planning General Permitted Development Order 1995, (or any order revoking and re-enacting that order with or without modification), no further extensions or alterations shall be erected or made to the 8 dwelling houses unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: In order to control the size, design and appearance of extensions and alterations given the limited size of the rear garden areas, to maintain the integrity of the terrace and to preserve the setting of the listed church in accordance with the objectives of polices BE2 & BE9 of the adopted Brent Unitary Development Plan 2004.

- (11) Notwithstanding the details shown on the approved drawings, further details of the surfacing to the proposed new access road and pedestrian footways shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the surfacing shall be constructed and subsequently maintained in the agreed form.

Reason: To ensure a satisfactory standard of external appearance in accordance with the objectives of polices BE2 and BE9 of the Adopted Brent Unitary Development Plan 2004.

- (12) The hours of use of the replacement church hall shall be limited to 08.00hrs to 22.30hrs Monday to Friday, and 08.30hrs to 22.00hrs on weekends and Bank Holidays.

Reason: In order to safeguard the amenities of the future occupants and surrounding neighbours in accordance with the objectives of polices Polices EP2 of the Adopted Brent Unitary Development Plan 2004.

- (13) No development shall commence until details of the boundary enclosures to be erected adjacent to the nursery areas have been submitted to and approved in writing by the Local Planning Authority. Once approved, the boundary enclosures shall be erected prior to occupation of the Community Centre building and not altered, replaced or removed except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure a satisfactory standard of external appearance and to preserve the setting of the listed church in accordance with the objectives of polices BE2 & BE9 of the Adopted Brent Unitary Development Plan 2004.

- (14) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of refuse and bin storage facilities for the proposed community building and affordable housing units. Once approved, the refuse facilities and bin stores shall be installed prior to the occupation of any dwellings or the completed community building.

Reason: To ensure a satisfactory standard of external appearance and to preserve the setting of the listed church in accordance with the objectives of Polices BE2 & BE9 of the Adopted Unitary Development Plan 2004.

- (15) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of either signage or demarcation of the parking spaces indicating ownership and use of the parking spaces. Once approved, the signage or demarcation shall be completed, prior to first occupation of the development.

Reason: To ensure the satisfactory management of the parking spaces in accordance with the objectives of Policies TRN23 and PS13 of the adopted Brent Unitary Development Plan 2004.

- (16) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of a scheme for external lighting to the proposed buildings and external areas. Once approved, the lighting shall be fully operational prior to the occupation of the building.

Reason: To ensure an adequate level of security within the site in accordance with the objectives of policy BE5 of the adopted Brent Unitary Development Plan 2004.

- (17) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of a scheme for the soundproofing to the replacement church hall hereby permitted. Once approved, the soundproofing shall be installed prior to the occupation of the building.

Reason: To ensure an adequate level of soundproofing within the site in order to protect the amenity of its future residential occupants and surrounding residential properties in accordance with the objectives of Policy EP2 of the Adopted Brent Unitary Development Plan 2000-2010.

- (18) The car parking, including disabled spaces, access road, vehicle turning area and footpaths shall be formed and surfaced prior to the first occupation of any of the buildings hereby permitted and thereafter the parking spaces, access road and vehicle turning area shall not be obstructed or used for any other purpose.

Reason: To ensure adequate vehicle parking, access and servicing and pedestrian access is provided and retained in conjunction with this development in the interests of general highway and pedestrian safety, the free flow of traffic on the neighbouring highways and the general amenities of the locality

- (19) Details of the cycle parking facilities shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and shall be completed and available for use prior to the first occupation of the proposed development and shall thereafter be retained for use for cycle parking only except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure adequate cycle parking is provided and retained in pursuance of the Council's policies within the Unitary Development Plan seeking the use of alternative modes of transport to private motor vehicle.

- (20) Details of the outdoor play area for the proposed nursery and play space for the residential development within the application site, surface treatment and any equipment or other features to be installed or erected shall be submitted to and approved by the Local Planning Authority prior to commencement of development and shall be completed in accordance with the approved details and shall not thereafter be extended, altered or new equipment installed or erected except with the prior permission of the Local Planning Authority obtained through the submission of a

planning application.

Reason: In the interests of the amenities of the residents, the general amenities of the locality and to ensure a satisfactory standard of external appearance within the streetscene and to preserve the setting of the listed church in accordance with the objectives of Policies BE2 and BE9 of the adopted Brent Unitary Development Plan 2004.

- (21) The ancillary office accommodation and meeting rooms to the proposed Community Centre shall only be occupied and operated by the Community Centre and shall not be used for any other purpose other than for the Community Centre except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To accord with the terms of the application and to enable the Local Planning Authority to maintain control over the use of the ground and first floor of this building in the interests of the amenities of residents within the building and vicinity of the site, conditions of general highway safety and in pursuance of the Council's employment, town centre, transportation and community facilities policies contained within the Brent Unitary Development Plan 2004.

- (22) The nursery shall only be used for such purposes and for no other purpose within Class D1 within the Schedule attached to the Town and Country Planning (Use Classes) Order 1987 and the church hall shall only be used for such purposes and for no other purpose within class D2 in the aforementioned Schedule and Order except with the prior permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To accord with the terms of the application and to enable the Local Planning Authority to maintain control over the use of the ground floor of this building in the interests of the amenities of residents within the building and vicinity of the site, conditions of general highway safety and in pursuance of the Council's employment, town centre, transportation and community facilities policies contained within the Brent adopted Unitary Development Plan 2004.

- (23) Detailed drawings and a construction method statement are to be

#### **INFORMATIVES:**

- (1) With regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason to ensure that surface water discharge from the site shall not be detrimental to the existing sewerage system.
- (2) The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

- (3) The applicant's attention is drawn to the need to comply with (among other regulations) the requirements of the following legislation:
  - (i) Food Hygiene (General) Regulations 1970
  - (ii) Health and Safety at Work etc. Act 1974
  - (iii) Offices Shops and Railway Premises Act 1963
  - (iv) Control of Pollution Act 1974
  - (v) Factories Act 1961 and Sanitary Accommodations Regulations 1938
  - (vi) Environmental Protection Act 1990
  - (vii) London Local Authorities Act 1990
  - (viii) Clean Air Acts 1956 & 1968
- (4) Where existing point(s) of access are to be closed, any reinstatement of the crossings proposed or which are deemed necessary by the Local Planning Authority shall be carried out by the Council at the applicant's expense. You are therefore advised to contact the Council's Streetcare Section, Brent House, 349 High Road, Wembley HA9 6BZ Tel 0181 937 5050 for further details as soon as possible.
- (5) Attention is drawn to the provisions of s151 of the Highways Act 1980, which requires that all construction vehicles leaving the site must be cleansed as necessary to avoid depositing mud and other material onto neighbouring roads.
- (6) Detailed design of the building should take appropriate account of the British Standard Code of Practice on Access for the Disabled to Buildings (B.S.5810:1979) and schedule 2 of the Building Regulations 1985. Consideration should also be given to the needs of ambulant people having other disabilities and to those with sight or hearing problems, as well as those of wheelchair users.
- (7) If the development is carried out it will be necessary for a crossing to be formed over the public highway by the Council as Highway Authority. This will be done at the applicant's expense in accordance with Section 184 of the Highways Act 1980. Application for such works should be made to the Council's Streetcare Section, Brent House, 349 High Road Wembley Middx. HA9 6BZ Tel 0181 937 5050.

**REFERENCE DOCUMENTS:**

1. Adopted Unitary Development Plan 2004
2. Supplementary Planning Guidance 17 relating to "Design Guide for New Development"
3. Planning Policy Statement (PPS) 15 relating to Planning and the Historic Environment
4. Planning Policy Statement (PPS) 1 relating to Delivering Sustainable Development
5. 2 letter of objections (i.e. from Councillor Robert Wharton and a local resident from 17 Crawford Avenue)

Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244





# Planning Committee Map

Site address: 3 Crawford Avenue & St Johns Hall, High Road, Wembley, HA0 2AF

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