

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

3 June, 2026
04
25/2875

SITE INFORMATION

RECEIVED	10 October, 2025
WARD	Preston
PLANNING AREA	Brent Connects Wembley
LOCATION	Land next to 125 Preston Road, Wembley, HA9
PROPOSAL	Proposed construction of a dwellinghouse with landscaping works to the front and rear gardens, installation of boundary wall and bike and bin storage
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_175243</p> <p><u>When viewing this as a Hard Copy</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "25/2875" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to:

That the Head of Planning and Development Services or other duly authorised person is delegated authority to issue the planning permission and impose conditions and attach the following informatives in relation to the following matters:

Conditions


1. Three year commencement rule
2. In accordance with approved plans
3. No access to roof of building
4. Restriction of PD rights for dwellinghouses
5. Cycle and refuse store in accordance with approved plans and kept from obstruction
6. Water consumption
7. Urban Greening Factor
8. External materials
9. Wild life and biodiversity enhancement strategies
10. Hard and soft-landscaping scheme

Informatives

1. Biodiversity Net Gain
2. CIL liability
3. Party Wall Act
4. Building near boundary
5. Signs for potential contamination

That the Head of Planning and Development Services or other duly authorised person is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning or other duly authorised person is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

SITE MAP

	Planning Committee Map
Brent	Site address: Land next to 125 Preston Road, Wembley, HA9
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This map is indicative only.

PROPOSAL IN DETAIL

The proposal seeks planning permission for a two storey 3-bed 5-person dwelling which would form a new end of terrace property adjoining with the existing pair of semi-detached dwellings at No.123 and No.125 Preston Road. The development is designed with a pitched roof, with a ridge height of c.8.15m.

The proposal also includes a single-storey rear extension, measuring 6.0 m in depth, with a flat roof and an eaves and maximum height of 3.0 m. Additional works comprise the creation of a front forecourt with landscaping, combined cycle and refuse storage, the erection of a brick front boundary wall, brick side boundary treatment, and timber fencing along the remaining side boundary.

Private external amenity space would be provided to the rear garden for the use of residents at the property.

This application follows the refusal of application (ref: 25/1246) on design and appearance grounds that was subsequently upheld and dismissed at appeal (ref: APP/T5150/W/25/3375873) on 19th January 2026. The key difference with this scheme relates to the amended roof form from a mono-pitch roof to pitch roof to the dwelling, the altered siting, size and design of the first-floor front facing window and first floor flank window. In contrast to the previous scheme, which proposed a predominantly white-coloured external finish to the dwelling, the revised proposal incorporates red brickwork, red clay roof tiles, white render, and PPC matte white aluminium framed windows and doors.

EXISTING

The application site relates to a grass verge (c.0.022ha) with some shrubs that is located to the north of the dwelling at No.125 Preston Road. The grass verge is sited on an open road junction, fronting Preston Road to the east and Pellatt Road to the north. The site boundary is splayed with its width narrowing from east to west.

Pellatt Road slopes downwards in ground level from north to south and at the application site itself, there is a drop in ground level of c.0.50m-0.58m from the north to south.

The surrounding area is predominantly residential, with dwellings of mainly two storeys in height to the east and three storey residential blocks to the immediate north.

With a Public Transport Accessibility level (PTAL) of 3, the site has good levels of access to public transport.

The site is not situated within a Conservation Area, nor does it contain any listed buildings.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will have to balance all of the planning issues and objectives when making a decision on the application, against policy and other material considerations.

Representations Received: Objections have been received from eighteen individuals (some of which submitted multiple objections). The objections predominantly relate to the design and siting of the development, with concerns that it would be out of keeping with the character and appearance of the surrounding area, erode the spatial openness of the plot, and represent an over-intensification to the use of the site. Other matters raised include the potential impact on neighbouring residential amenity, pressure on on-street parking, pedestrian and highway safety, loss of biodiversity, drainage concerns, and the lack of public engagement.

Principle of Development: The site is located within a residential area that is within good access to public transport and therefore within a priority area for new homes under Policy BH4 of the Brent Local Plan. It would contribute towards the borough's housing targets and would deliver a family-sized dwelling for which there is an identified need in the borough. The general principle of providing a residential dwelling in this location is considered to be acceptable.

Design/Scale/Bulk: The dwelling has been designed to respond to the character and appearance of Preston Road and act as a transition point between different architectural styles when considered in the context of the wider area.

The footprint and building line of the dwelling respects the established rhythm of development along the street. The scale and massing have been carefully considered so that the pitched roof sits below the ridge of the adjoining semi-detached dwelling at No.125 Preston Road and when considered in combination with the shadow gap, this reduces the perception of bulk and reads as a distinct dwelling rather than an extension to the existing dwelling.

The building is carefully composed to respond to the character of the adjoining semi-detached pair while making use of the constrained lot. The front elevation incorporates a recessed entrance and windows aligned to key datum points from the fenestration of No. 125 Preston Road, helping to maintain the visual rhythm of the pair. The proposed materials establish continuity with the adjoining semi-detached pair. These considerations are considered to address the previous reason for refusal that was upheld at appeal.

Neighbour Impact: Having regard to the distances between the proposed dwelling and surrounding buildings and spaces, and the relationship of the proposed ground floor rear extension and the first-floor rear building line with the adjoining neighbours, it is not considered to have an unduly detrimental impact to the neighbouring amenities in terms of an overbearing nature, loss of light, outlook and an increased sense of enclosure.

Standard of Accommodation: The proposal would comply with policy standards to deliver a high-quality dwelling for future residents.

Highway Impact: The proposed development would be car-free which would meet policy standards which establish maximum levels of off street parking. Parking surveys that were submitted for the approved residential development at the junction of Pellatt Road and Walton Gardens (LPA ref: 24/2139) showed that there was sufficient spare kerbside space along the frontage of the site to safely accommodate any overspill parking from the dwelling. Cycle parking and bin storage would also be provided to comply with standards.

Landscaping and Biodiversity Impact: The existing grass verge comprises heavily modified grassland with limited ecological value, consisting primarily of amenity grass and some ornamental shrubs. While it contributes to the visual amenity of the street scene, it is not designated as protected open space under the Brent Local Plan.

The proposed development would enhance the landscaping of the site through a well-considered scheme that maximises on-site soft landscaping, introduces a greater diversity of plant species, and incorporates measures to support biodiversity and wildlife, such as habitat features and native planting. These enhancements are sufficient to satisfy the relevant policies of the Brent Local Plan with respect to landscaping and on-site ecological improvements. The scheme would also secure the mandatory 10% net gain in biodiversity through purchasing off site habitat units, noting that biodiversity gains provided within private residential gardens do improve local biodiversity but cannot contribute towards the mandatory requirement.

Flood Risk: The proposed development is not sited within a flood zone. The proposed hard and soft-landscaping scheme site-wide would ensure that sufficient surface water attenuation would be achieved.

RELEVANT SITE HISTORY

Planning application (ref: 25/1246) was **refused on 11th September 2025** following the resolution to refuse the planning application at the planning committee on 10th September 2025. The refusal reason reads as follows-

'The proposed development, by reason of the design and appearance of the proposed house, would result in a building that is out of keeping with and detrimental to the established character of the area and the streetscene. As such, the proposal is contrary to policies BD1 and DMP1 of the Brent Local Plan 2019-2041.'

The ground for refusal for the above application was subsequently **upheld and dismissed at appeal (ref: APP/T5150/W/25/3375873)** on 19th January 2026. In dismissing the appeal, the Inspector acknowledged that

a contemporary design approach may not always be inappropriate, particularly given the varied architectural styles within the wider area. However, the limitations of the plot, formed by a roadside verge, and the substantially different design of the proposed dwelling compared to the existing pair of semi-detached houses at Nos. 123 and 125 Preston Road, would cause significant harm to the character and appearance of the area. The Inspector further concluded that this harm was not outweighed by the provision of family-sized dwellings or sustainability benefits.

Planning permission (**ref: 24/2139**) was **granted** on 17th June 2025 for the construction of a five-storey residential block comprising 13 flats on the grass verge to the west of the roundabout junction of Pellatt Road with Walton Gardens and Chamberlayne Avenue. This development is located c.50m from the application site and proposes four off-street parking spaces.

CONSULTATIONS

24 nearby neighbours were initially consulted by post on 24/10/2025.

A number of amended plans have been received during the course of the application and were subsequently re-consulted upon. The amendments included:

- The roof form has been revised from a mono-pitch to a pitched roof;
- The first-floor front-facing window has been repositioned and altered in size and design;
- The first-floor flank window has been repositioned and altered in size and design;
- External finishes have been updated to include red brick, red clay tiles, white render, and windows and doors with PPC matte white aluminium frames.

A further round of consultation (21 days) was undertaken from 10th February 2026 in relation to the above amendments.

Objections have been received from eighteen individuals (some of which submitted multiple objections).

A summary of the total objections received are set out below:

Reasons for Objection	Officers Comments
<p>Design</p> <p>Objections have been raised in relation to the siting, massing and design of the proposed development:</p> <ul style="list-style-type: none"> • The existing plot provides visual relief and a sense of openness on this corner site. Objectors consider that the proposed development would interrupt the established rhythm of the street and remove this sense of openness. • The proposal would be attached to a semi-detached pair with a different roof form, detailing and overall massing. Given the prominent location, and that it would be adjoined to the semi-detached pair, objectors consider the siting to be inappropriate and the development to not accord with the character and appearance of the wider area. • The proposed materials would not accord with the prevailing character of the surrounding area. Several objectors note that the addition of vertical bars would not reflect the existing Tudorbethan architectural style present locally. <p>Reference has also been made to the previous appeal decision (ref: APP/T5150/W/25/3375873), with objectors stating that the current resubmission does not adequately address or overcome the Inspector’s findings.</p>	<p>The proposed layout and design have been carefully considered in the context of the site and surrounding area, including the Inspector’s findings from the previous appeal. A full assessment of the proposal’s layout, design, massing, and materials is provided in the ‘Layout and Design’ section of this report.</p>

<p>The proposal would result in overdevelopment to a constrained plot. Reference is also made to two planning applications at 125 Preston Road (ref: 03/0161) and (ref: 03/2470) both of which were refused owing to its overdominance to the corner plot. Should application be granted to the current application, this would be conflicting to previous decisions and set a poor precedent.</p>	<p>These two applications related to extensions to the existing dwelling at No.125 Preston Road and were considered under a different policy context. As detailed in the 'Layout and Design' section of this report, the proposed development has been carefully designed to respond to the character and appearance of the wider area, with its footprint and building line respecting the established rhythm of the street.</p>
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<p>Impact on Residential Amenities</p>	
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<p>Concerns have been raised that the proposed development would adversely affect the daylight, open outlook, and sense of space enjoyed from the side-facing office window at No. 125 Preston Road and would dominate views of the rear garden. The objector considers that the proposal fails to comply with the 45-degree guidance set out in Brent's SPD1, resulting in a loss of amenity and an increased sense of enclosure. Additionally, it is noted that no Daylight/Sunlight Assessment has been submitted in accordance with BRE Guidelines or London Plan Policy D6, limiting the ability to fully assess these impacts.</p>	<p>As discussed in detail in the 'Impact on Residential Amenity' section of the assessment below, the proposed development is considered to have an acceptable relationship with the amenities of the neighbour at No.125 Preston Road. The 45-degree rule is only applicable where the proposed development adjoins private amenity space/garden area and not to the flank windows in this instance.</p>
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<p>Concerns have been raised regarding the potential impacts of the proposed development on the health, wellbeing, and safety of children at No. 125 Preston Road. The objection highlights cumulative effects including: loss of light to rooms used for play, study, and rest; disturbances during the construction phase; reduction in the quality of outdoor space through overshadowing and enclosure; and increased danger for child pedestrians. The Council has statutory duties to safeguard children under Section 11 of the Children Act 2004, alongside obligations under the wider planning framework.</p>	<p>These concerns are noted. Section 11 of the Children Act 2004 places a general duty on public authorities, including the Council to have regard to the need to safeguard and promote the welfare of children when carrying out their statutory functions. In the context of planning, this duty is discharged through the application of local and national planning policies in decision making.</p> <p>The potential impacts of the proposal have been carefully considered as part of the planning assessment, as discussed in detail in the 'Impact on Residential Amenity' section of the assessment below.</p> <p>With regard to construction disturbance, some disturbance and disruption is inevitable where works are undertaken, whether that involves extensions and alterations to one's house or the construction of new development. Safeguards are in place through the Control of Pollution Act which looks to prevent excessive working hours or excessive impacts from other nuisances.</p> <p>In relation to highway safety the development does not introduce new parking arrangements and all works would be contained within the applicant's red line boundary.</p>
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<p>The objection highlights that no Equality Impact Assessment has been submitted with the application, to consider the risk to the health of a disabled resident at the adjoining property. This is therefore contrary to the Equality Act 2010.</p>	<p>The Council is subject to the requirements of the Equality Act 2010 when exercising its functions. This duty is discharged through the application of local and national planning policies in decision making.</p>
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	<p>There is no statutory requirement within national or local policies for an application to submit a Equality Impact Assessment as part of their planning application. Compliance with this part of the act is instead achieved through the consideration on the impacts of the proposal, including the quality of living accommodation that would be created and the impacts on the neighbouring residential amenity.</p> <p>As discussed in detail in the assessment below, the proposal is considered to be in line with policies, the Council has therefore satisfied its duties under this part of the act.</p>
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Biodiversity	
<p>The proposed development would result in a biodiversity net loss of 46.39% which would fail to deliver the 10% net gain required under the Environmental Act 2021. The only mitigation measure to the loss of biodiversity is the provision of green roof which is insufficient.</p> <p>Furthermore, the Preliminary Ecological Appraisal (PEA) acknowledges that no development drawings were available at the time of conducting the survey.</p>	<p>Where the 10% requirement cannot be delivered on-site, Schedule 7A of the Town and Country Planning Act 1990 allows for acceptable development proposals to achieve this requirement through off-site units and/ or statutory biodiversity credits. An informative would be included with any consent to remind the applicant that their development does not benefit from a statutory exemption and that a Biodiversity Net Gain Plan must be submitted and approved by the Local Planning Authority before the development is begun.</p> <p>The recommendations set out within the PEA to enhance biodiversity and to support habitat creation will also be secured through a pre-commencement condition.</p>

Highway Matters	
<p>Concerns have been raised that no off-street car parking is proposed for the new development, which would increase competition for on-street parking and exacerbate parking stress in the area, particularly on Wembley Stadium event days. Additional concerns relate to cumulative impacts on parking and traffic arising from the recently approved residential development at Land Opposite GEC Pavilion (ref: 24/2139), which will provide further flats and associated parking demand.</p>	<p>As discussed in the 'Transport Considerations' -sub section 'Car Parking' of the report, a car-free agreement would be entered into to remove the parking permits of the residents of the new dwelling on Wembley Stadium Event Days. Notwithstanding, surveys undertaken confirms that there is capacity to accommodate for overspill parking.</p>
<p>The entrance is sited to a busy corner and crossing point which would pose as a risk to pedestrian and vehicular safety.</p>	<p>The proposed development would not extend over onto the public footway and would not involve in the creation of any vehicle crossings, as it would be car-free.</p>

Drainage/ Structural Matters	
<p>The occupier of No. 125 Preston Road has raised concerns that the property contains a rainwater downpipe serving its roof drainage system. It is highlighted that the proposed dwelling, shown built flush against the flank wall, would remove access for inspection, maintenance, and repair of this essential drainage infrastructure. It would also result in damp and structural issues.</p>	<p>Concerns regarding the repair, maintenance, and access to the neighbouring property's drainage infrastructure are not material planning considerations but a civil matter. All proposed works are proposed within the applicant's own red line boundary and would be subject to the provisions of the Party Wall Act 1996, which provides a legal framework for</p>

	neighbours to address matters such as access, work near a boundary, and the protection of existing structures.
Concerns have been raised that the proposed pitched roof would direct rainwater towards the shared boundary with No.125 Preston Road, and that no mitigation measures have been demonstrated in the submission to address this issue.	As set out above, all proposed works are proposed within the applicant's own red line boundary and would be subject to the provisions of the Party Wall Act 1996, which provides a legal framework for neighbours to address matters such as access, work near a boundary, and the protection of existing structures. In addition the scheme would be subject to building control regulations which would look at the drainage strategy in more detail.
No CMS or drainage strategy has been submitted to address drainage concerns.	As discussed in the 'Flood Risk and Drainage' section of the assessment below, the site is not located within an area at risk of flooding. In combination with the proposed landscaping strategy, the development is considered acceptable in terms of managing surface water, and a formal drainage strategy is not considered necessary in this instance.
Other Matters	
Concerns were raised that notification of the application to neighbouring residents was limited and that the consultation process had not been carried out in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) and Brent's Statement of Community Involvement, with regard to ensuring adequacy and fairness.	The consultation process has been undertaken in full accordance with the statutory requirements of Article 15(4)(a) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Statement of Community Involvement. Notification letters were sent to the immediately adjoining neighbours and, in addition, to properties on the northern side of Pellatt Road (within Walton Gardens), those on the opposite side of Preston Road, and to properties to the rear on Chamberlayne Avenue. The application details were also made available on the Council's website. Following receipt of the amended plans, the application was re-consulted to ensure all interested parties had a further opportunity to comment.
The submitted information is considered insufficient to allow a full assessment of the character and appearance of the area, as it lacks contextual street views, coloured elevations, and photo montages. This is contrary to the relevant local planning policies.	The submission meets with both the local and national validation checklist. Rendered views of the proposed development have been provided within pages 14 and 25 of the Design and Access Statement. On this basis, sufficient information has been submitted to allow a full assessment to be made.

POLICY CONSIDERATIONS

The development plan comprises of the London Plan 2021 and the Brent Local Plan 2019-2041. Key policies include:

The London Plan 2021

- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- D7 Accessible Homes
- D12a Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban greening
- G7 Trees and woodlands
- SI5 Water infrastructure
- SI 13 Sustainable drainage
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Local Plan 2019-2041

- DMP1 Development Management General Policy
- BD1 Leading the way in good design
- BH1 Increasing Housing Supply in Brent
- BH2 Priority Areas for Additional Housing Provision within Brent
- BH4 Small Sites and Small Housing Developments in Brent
- BH13 Residential Amenity Space
- BGI1 Green and Blue Infrastructure in Brent
- BGI2 Trees and Woodland
- BSUI4 On-Site Water Management and surface water Attenuation
- BT1 Sustainable Travel Choice
- BT2 Parking and Car Free Development

The following are also relevant material considerations:

National Planning Policy Framework 2025
 Planning Practice Guidance
 London Plan Guidance Housing Design Standards 2023

Brent's Waste and Recycling Storage and Collection Guidance
 Brent's Design Guide – Supplementary Planning Document 1 -2018
 Sustainable Environment & Development – Supplementary Planning Document - 2023
 Brent's External Amenity Space SPD -2023
 Brent's Residential Extensions and Alterations SPD -2025

DETAILED CONSIDERATIONS

Principle of development

1. Policy H1 of the London Plan sets out the target to deliver 2,325 new homes per annum in Brent. Policy BH1 of the Local Plan supports the delivery of additional homes through granting planning permission in Growth Areas, site locations and appropriate windfall sites to achieve the London Plan target. These sites are expected to provide a minimum of 23,250 homes in the period between 2019/20-2028/29 and a minimum of 46,018 homes in the period between 2019/20-2040/41.
2. In addition to the Growth Areas and site allocations, policy BH2 of the Local Plan also identifies town centres, edge of town centre sites, areas with higher levels of public transport and accessibility levels and intensification corridors to be priority locations for the provision of additional homes.
3. The above strategic position is reinforced in policy BH4 of the Local Plan, which recognises the importance for small housing developments to deliver additional housing, and this is through intensifying and making efficient use of such sites. These sites will be supported provided that they are within priority locations of PTAL 3-6, intensification corridors, or a town centre boundary. In these priority locations, the character of the existing area will be subject to change over the Local Plan period. Outside the priority locations greater weight will be placed on the existing character of the area, access to public transport and a variety of social infrastructure easily accessible on foot when determining the intensity of

development appropriate.

4. With a PTAL of 3, the site is in an area that is prioritised for additional homes and would provide good levels of access to public transport. It is also sited within c.800m of the Preston Road Town Centre, which would provide reasonable levels of retail and infrastructure for future residents.
5. The proposed development would result in the loss of the existing grass verge (c.0.002ha) with some shrub planting. The siting of the grass verge on an open road junction currently provides a degree of visual amenity value to Pellatt and Preston Roads but is not, however, defined as protected open space within the Local Plan. Consideration must therefore be given to whether the loss of this green space would be outweighed by the benefits of a new dwelling.
6. While the loss of the green space is acknowledged, the proposed development would bring forward the benefits of providing a family sized dwelling, for which there is an identified need in the borough and would also help to contribute towards the borough's housing delivery targets.
7. Overall, the site lies within a priority area, it would contribute towards achieving the borough's housing targets and would deliver a family-sized dwelling. The principle of development therefore continues to be acceptable with the previous scheme. The acceptability of the scheme would also need to be considered with the other aspects of the assessment below to understand whether the benefits of the development as a whole can be supported.

Layout and Design

8. The NPPF emphasises that good design involves responding to local character and history and reflecting the identity of local surroundings and materials, while not discouraging appropriate innovation.
9. Policy BD1 of the Local Plan sets out that all new development must be of the highest architectural and urban design quality. Innovative contemporary design can also be supported where development can demonstrate that it respects and compliments the historic character of the area but is also fit for the future. In delivering high quality design, development proposals will be expected to show how they positively address all the relevant criteria within the London Plan design policies and the Brent Design Guide SPD 1.
10. SPD 1 states that new development should positively respond to the existing context and scale, particularly with regards to scale, massing and materials. Building heights should also positively respond to the existing character. Development massing should limit its visual impact by effectively breaking up facades, creating a varied roofscape and relating positively to existing surroundings. It further outlines that buildings should generally fit in with the existing character of roof types within the street scene and minimise the visual impact from street level.
11. SPD 1 also highlights that building roofs should be designed to minimise the impact of height and positively respond to the character of the area. Roof forms of new development should fit in with the established character of the street and minimize the visual impact from street level.
12. As set out in the relevant planning history section above, the previous application was refused on design and appearance grounds, and this decision was subsequently upheld at appeal (ref: APP/T5150/W/25/3375873). In dismissing the appeal, the Inspector concluded that the proposed dwelling, due to its substantially differing roof form, detailing, and massing, would create a sharp contrast with the adjoining semi-detached pair at Nos. 123 and 125 Preston Road. Furthermore, given the prominent corner location of the site, the development was found to form a visually uncomfortable development which would cause significant harm to the character and appearance of the area. This harm was not outweighed by the provision of family-sized dwellings or the inclusion of sustainable measures in the design of the dwelling.
13. Preston Road is predominantly comprised of two-storey semi-detached and detached dwellings, typically set back from the road behind front forecourts with low brick boundary walls or open driveways, and generally benefiting from spacious rear gardens. The dwellings reflect a mix of architectural styles, including Metro-land and Mock Tudor, and are commonly characterised by hipped roofs with front gables. Black half-timbering, white render, and red brickwork form the predominant materials and colour palette along the street.
14. The wider area has a varied architectural character with buildings of different forms and periods. To the

north of the site, Walton Gardens comprises mid-century residential blocks, while to the west along Chamberlayne Avenue there are early 20th-century three-storey terraced houses. A recent application (ref: 25/2139) also approved a modern residential block on the grass verge to the west of the roundabout junction with Pellatt Road which would be finished in white/light colour brickwork arranged in vertical and horizontal arrangements.

15. Against this varied backdrop, Officers consider that the site could lend itself to a more ambitious architectural approach, as the site occupies a transition point between different architectural styles in the surrounding area. This is consistent with the Inspector's findings (paragraph. 6 of the appeal decision) that 'a contemporary design approach would [not] always be inappropriate' in this context.
16. The footprint of the dwelling remains unchanged as the previous application and would be similar to the existing pair of semi-detached dwellings at No.123 and No.125 Preston Road. The front elevation and front boundary wall would be in common alignment with that of No.125 Preston Road, therefore respecting the well-established building line of the street. The rear extension would have a depth of 6.0m which would broadly follow the rear building line of the neighbour at No.125 Preston Road and would therefore maintain the relationship of the dwellings within the spacious rear garden plots.
17. A pitched roof is proposed, set 0.60 m below the ridge of the adjoining semi-detached dwelling. In combination with the inclusion of a shadow gap, this design reduces the perception of bulk with the dwelling at No.125 Preston Road and ensures that the new building reads as a distinct dwelling rather than an extension. This approach also aligns with Principle 4.4 of SPD1, which recognises that a pastiche design would not necessarily achieve a contextual response. Replicating the cat-slide roof of the adjoining pair could result in an awkward or contrived appearance, whereas the pitched roof provides a measured visual transition that responds to the street hierarchy and prominence of the site along the junction.
18. The building is carefully composed, with considered detailing including a recessed entrance and windows aligned to key datum points from the fenestration of No. 125 Preston Road, maintaining the visual rhythm and symmetry of the adjoining pair. The motif of the Tudorbethan framing is carried across the front-facing upper floor through recessed white render, while materials including red brickwork, white render, and red clay tiles establish continuity with the neighbouring semi-detached dwellings. Considering that the footprint of the proposed development remains unchanged as the previous application, and amendments have been made to the massing, fenestration and materials, the proposal is considered to have addressed the previous reason for refusal.
19. A pre-commencement condition is proposed for material samples to be provided upfront for review by the LPA, to ensure that the materials used are high quality.
20. In summary, the proposed development has been carefully designed to respond to the character and appearance of Preston Road and to act as a transition point between different architectural styles in the wider area. The footprint and building line respect the established rhythm of the street. The pitched roof is set below the ridge of the adjoining semi-detached dwelling, and in combination with the shadow gap, reduces the perception of bulk with the existing dwelling, and reads as a distinct dwelling rather than an extension to the existing dwelling. The proposed materials establish continuity with the adjoining semi-detached pair. On balance, the development is considered to make a positive contribution to the local character and streetscape, aligning with the objectives of Policy BD1 and the guidance set out in SPD1.

Quality of Accommodation

21. To create quality housing, the standard of the new dwelling is required to comply with policy D6 of the London Plan, including standards for internal space, ceiling height, access to daylight and outlook, provision of external amenity to occupants and accessibility.
22. The proposed gross internal area (GIA) of 93.0sqm would meet policy standards for a 3-bed 5-person dwelling. The proposed bedroom types -2x double beds and 1x single bed also complies with policy standards.
23. Policy D6 of the London Plan requires that a minimum floor to ceiling height of 2.5m should be achieved for at least 75% of the GIA of the development and that any area that is below the headroom of 1.5m is not counted within the GIA calculation, unless it is used solely for storage. The cross-sections confirms that this requirement would be met.

Outlook and Daylight and Ventilation

24. The dwellinghouse would be triple aspect, with the proposed windows to habitable rooms by reason of their size and location are considered to provide adequate outlook, daylight and ventilation to future occupants.
25. The plans confirms that the living room/kitchen/dining room would be served by a roof light and a clear glazed door which would be of an acceptable arrangement.

Accessible Homes

26. Policy D7 of the London Plan requires the new dwelling to meet M4(2) of the Building Regulation requirement in order to be accessible and adaptable. The internal floor plans with furniture layout and section 3.5 of the DAS confirms compliance with this policy. This element of the scheme will be secured by condition.

External Amenity for Occupants

27. Policy BH13 of the Local Plan establishes that all new dwellings will be required to provide external private amenity space of sufficient size and type to satisfy the needs of its proposed residents. Generally, a minimum of 50sqm of external amenity space would be required for family housing situated at ground floor level and 20sqm for all other housing.
28. The requirements for external amenity space provision is further supplemented by Brent's Residential Amenity Space and Place SPD 2023 and principle 5.2 of Brent's SPD 1.
29. The proposal shows that 57.0sqm of external amenity space would be provided in the rear garden, complying with standards in numerical terms. Access arrangements through the main dwelling and door located on the boundary wall with Pellatt Road is considered to be acceptable.
30. Principle 5.2 of SPD 1 sets out that communal amenity spaces are expected to create both a usable and attractive environment which includes tree planting and landscaping.
31. Of the total external amenity space provided, c.37.78sqm would be planted with new trees and the area between the patio and the canopy cover measures c.19.22sqm. The design of the space creates shaded areas for relaxation, and other activities, while supporting also supporting the need for urban greening and biodiversity enhancement.

Impact on Residential Amenity

32. To ensure that new development would provide an adequate level of privacy inside buildings and within outdoor space, Brent's SPD 1 requires directly facing habitable rooms to maintain a separation distance of 18.0m. A distance of 9m should be kept between gardens and habitable rooms/balconies.
33. The distance from the rear-facing first floor bedroom window to the rear boundary is c.25m and the line of sight is towards the north-east corner of the side garden of the block of flats at 1-13 Chamberlayne Avenue. Windows proposed on the north and east elevations, serving the first-floor bedroom, face developments on the opposite side of Pellatt Rd (within Walton Gardens) (30m) and Preston Road (50m) respectively. The level of distancing involved, together with the fact that windows are not directly facing, and/or are across roads, with existing and proposed trees between, would not result in overlooking or a loss of privacy to neighbouring occupiers.
34. The building envelope should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from height of two metres above floor level. Where proposed development adjoins private amenity / garden areas, the height of new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of two metres. The proposed development would not be in direct line of sight from any rear-facing windows at 1-13 Chamberlayne Avenue therefore the 30-degree rule would not be applicable. Similarly, the 45-degree rule would not be applicable because the development site does not abut the garden of 1-13 Chamberlayne Avenue. Notwithstanding, the separation distance from the dwelling to its rear boundary would ensure that the proposed development would not appear overbearing.

35. All rear extensions and alterations must not have a significant impact on the outlook or amenity of any neighbouring properties, and this is guided through the height and depth limits of Brent's Residential Extensions and Alterations SPD. The SPD states that single storey rear extensions that exceeds 3.0m in depth for an adjoining property can have a height of 4.0m, provided that an eaves height of 2.50m should not be exceeded to the shared boundary.
36. As described above, there is a drop in ground level across the site of 0.58m from the north to south. The proposed development would create a sunken patio which would sit 0.2m lower than ground level of the neighbour at No.125 Preston Road. As described above, this neighbour benefits from a c.4.60m deep (c.2.80m high for the single storey rear element).
37. This neighbour has raised concerns regarding a side facing window that serves an office (habitable room). Site observations confirm that a c.2.0m high boundary fence is already built against the ground floor window and a previous planning application (ref: 12/2722) suggests that this window serves a WC. In addition, the first floor flank window was observed during the site visit to be obscure glazed. Furthermore, as the proposed dwelling would not extend beyond the rear building line of this neighbour at first floor level, there would be no material loss of light to this window in this regard. Notwithstanding, the footprint of the proposed development remains unchanged from the previous scheme, and no concerns regarding impacts to neighbouring amenities were raised in relation to the refused scheme or subsequent appeal.
38. The rear window and patio doors to the ground floor rear extension appears to serve a dining room and kitchen area -both of which are habitable rooms.
39. The proposed extension would be built to the shared boundary with a depth of 6.0m and an eaves height of 3.0m when viewed from the ground level of this neighbour. It would exceed the depth of the neighbouring extension by 1.4m and its eaves height would exceed guidance by 0.50m. However, it is considered that the limited projection beyond the existing extension, the line of site from the rear-facing windows, and the fact that development is sited to the north of No.125 Preston Road, would not result in any detrimental harm to the existing amenities of this neighbouring occupier through a loss of outlook, light, or appear overbearing.
40. At first floor level, the rear building line and eaves of the proposed dwelling would be in common alignment with that of No.125 Preston Road. No concerns are therefore raised to the loss of outlook and light to the first-floor rear habitable room windows of this neighbour in this respect.
41. It is considered reasonable, given the scale of the proposed development and the restricted nature of the site, that a condition restricting permitted development is secured so that the impact to neighbouring amenity can be appropriately considered.
42. Although a Daylight and Sunlight assessment has not been provided with this submission, as described above, the development site sits to the north of No.125 Preston Road. As a result, there would be no unduly detrimental impacts of overshadowing to the rear habitable rooms or the amenity of the rear garden enjoyed by this neighbour. The submission of a BRE daylight and sunlight assessment is therefore not required in this instance.

Transport Considerations

Car Parking

43. Preston Road is a local distributor road and therefore, on-street parking is restricted, especially on Event Days. There are single yellow lines along the road which would become double yellow at junctions including the one with Pellatt Road. The site is situated within the Wembley Event Day Parking Zone, which means parking is restricted to permit holders only on Wembley Stadium Event Days.
44. Car parking allowances for Brent are set out in Appendix 4 of the Local Plan and for residential development, this requires compliance with the standards in Table 10.3 of the London Plan. For a 3+ bed dwelling in a PTAL 3 location, up to one parking space is allowed. The proposed development would be car-free, which would therefore fall within maximum car parking standards.
45. Policy BT2 of the Local Plan will only support development where 'it does not add to on-street parking demand where on-street parking spaces cannot meet existing demand such as on heavily parked streets, or otherwise harm existing on street parking conditions.' The car parking surveys that has been

approved with the development for a residential development on the grass verge of Pellatt Road with Walton Gardens and Chamberlayne Avenue (see ref: 24/2139) confirms that there is sufficient spare kerbside space along the frontage of the site to safely accommodate any overspill parking from the new dwelling. The survey was undertaken at 00:30am on two nights on the 30th and 31st of January 2024 and concluded that only two of the twenty car parking spaces along Pellatt Road between Preston Road and Chamberlayne Road were occupied at night.

Cycle Parking

46. The London Plan states that developments should provide cycle parking spaces in accordance with the minimum standards laid out in Policy T5, Table 10.2. A minimum of two long-stay cycle spaces would be required.
47. A combined bin and cycle store would be provided to the front forecourt. The cycle store element would be 1m by 2m with the capacity to store two bicycles which would be in line with policy standards in numerical terms. Its siting would also provide ease of access and sufficient room for future residents to manoeuvre the bicycles.
48. In design terms, the combined store would be finished in matte red and feature a sedum roof. While no material photo samples have been provided, these details can be secured through a pre-commencement condition alongside the landscaping details to ensure that the store would form an acceptable appearance.
49. A compliance condition would also be imposed for the combined store to be kept free from obstruction for the lifetime of the development.

Bin Storage

50. Brent's Waste and Recycling Storage and Collection Guidance for Residential Properties sets out that a household should have 1x 140L wheeled bin for residual waste, 1x 240L wheeled bin for dry recycling and 1x 23L kerbside container for food waste.
51. Section 3.11 of the DAS confirms that this requirement would be met. In addition, the design and siting of the store would also be considered to provide easy access for future occupants to wheel their bins out onto the pavement for ease of collection. A condition is proposed to secure these details.

Sustainability

Trees and Landscaping

52. The potential effect of development on trees, whether statutorily protected (by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account when dealing with planning applications. Policies DMP1 & BG12 of Brent's Local Plan (2019-2041) and G7 of the London Plan (2021) emphasise the importance of protecting amenity trees from development and replacing lost trees where appropriate.
53. The grass verge currently provides some visual amenity value to Pellatt and Preston Roads but is not, however, defined as protected open space within the Local Plan. The submitted Preliminary Ecological Assessment (PEA) classifies the grassland to be in poor condition and possesses low strategic significance. There are also no on-site or off-site trees that could be potentially impacted.
54. While the proposal would result in the loss of some grassland and all the shrubs, every opportunity has been taken to maximise the amount of landscaping on-site and to introduce a diversity of planting species and biodiversity and wildlife enhancement strategies. This would help to enhance the visual appearance of the site, contribute to wildlife biodiversity and with meeting the Urban Greening Factor (UGF) with policy standards. Furthermore, where a biodiversity net gain of 10% cannot be achieved on-site, it would be secured off-site. These considerations, which are discussed in detail below, combined with the contribution of the proposed development to the borough's housing targets and the delivery of family-sized homes, are considered to outweigh the loss of the existing greenery.
55. A range of planting species would be introduced site wide. The front forecourt would consist of c.57.39sqm (ie. 68.1%) of soft landscaping with standard trees and native species to form the hedgerow. The combined bin and cycle store would also be planted with a sedum roof. The prominent location of the

green forecourt on the road junction would serve as visual gateway to the metro-land ethos of the surrounding dwellings.

56. Five standard trees and a range of flower-rich perennial planting would be introduced to the rear garden including *Sanguisorba Officinalis* 'Red Thunder', and *Selinum wallichianum*. The perennial planting would contribute to the species diversity site wide.
57. Opportunities to maximise soft landscaping at roof level have been achieved where a biodiverse roof with a sedum substrate of 133mm would be introduced to the top of the ground floor rear extension. The green roof would be a practical measure to prevent the need for irrigation and to avoid the drying out of the green roof. The Council's Senior Ecologist is satisfied with the provision of the green roof and has further advised for it to be planted with native wildflowers that is seeded and not turfed to increase the wildlife value. While the DAS has provided limited details to the composition of the sedum roof, a landscaping condition would nonetheless be imposed to secure the details of the hard and soft-landscaping works prior to the commencement of the development.

Urban Greening Factor

58. Local Plan policy BH4 has set a minimum UGF requirement of 0.4 for minor developments, to make up for the loss of green infrastructure or support its re-introduction.
59. The proposed UGF Plan and calculations in section 3.80 of the DAS confirms that a UGF of 0.4 would be met. This will be secured by condition.

Habitat and Species

60. A PEA, a Biodiversity Net Gain Assessment and a Biodiversity Metric Tool have all been submitted in support of the application and assessed by the Council's Senior Ecologist and Principal Tree Officer.
61. The PEA sets out that as the site currently consists of poor condition modified grassland which has low ecological value, the proposed development is likely to have a minimal impact on biodiversity. No impacts to any notable habitats are also anticipated due to the scale and distance of the proposed development from such habitats, given its urban location.
62. The PEA advises that measures should be incorporated to create and enhance biodiversity on-site. This includes the submission of an artificial lighting strategy to outline the area of the site that would be retained as dark corridors and for the installation of a bat box to provide additional roosting habitat for bats. The installation of bird boxes is also recommended. Furthermore, while the PEA has advised on measures for the habitat creation for hedgehogs, the Council's Senior Ecologist has advised these measures to not be necessary, as given the scale of the site, it is unlikely that it would be used by hedgehogs. Notwithstanding, the recommended enhancement measures within the PEA would be secured through a pre-commencement condition.

Biodiversity Net Gain

63. A combination of the Environment Act 2021, London Plan Policy G6 and Local Plan Policy BGI1 set out a mandatory 10% increase in biodiversity for minor applications submitted from 2nd of April 2024. Biodiversity Net Gain (BNG) is a development approach creating an increase in biodiversity compared to what previously existed. This includes most species of wildlife and planting. Notable exceptions are currently species that nest and roost in or on buildings, such as bats, swifts, swallows, martins, sparrows and birds of prey. These are in themselves an important consideration in addition to BNG.
64. The results from the Biodiversity Metric Calculator concludes that the post development habitat value of the site is 0.02 units which would result in a net loss of -46.39% from its baseline habitat value of 0.04 units. The proposal includes a number of biodiversity improvements including biodiverse roofs, pollinator perennial planting, trees and lawn. However, in terms of BNG, they are not enforceable and are only recognised as "vegetated garden" of low ecological value.
65. Notwithstanding, Schedule 7A of the Town and Country Planning Act 1990 allows for acceptable development proposals which fall under this requirement to provide either off-site units and/or statutory biodiversity credits. If developers cannot achieve all of their BNG on-site, they can deliver this through a mixture of on-site and/or off-site measures. As no significant habitats would be created on-site and given the scale of the development, an informative would be included with any consent to remind the

application does not benefit from a statutory exemption, a Biodiversity Net Gain Plan must be submitted and approved by the Local Planning Authority before the development is begun. In addition, a landscaping condition would be secured.

Water Consumption

66. Policy BSUI4 of the Local Plan requires new developments to achieve the target for mains water consumption of 105L or less per person per day for internal use and 5L for external use in order to protect water supply across the city.
67. Section 3.9 of the DAS confirms that the use of smart meters, water-saving low flow taps, water saving shower heads would be incorporated to achieve the water consumption target. To limit external use to 5L, a rainwater harvesting tank would be connected to the rainwater pipes from the roof to collect rainwater and to irrigate the garden. These measures are considered to be acceptable and would be secured by condition.

Flood Risk and Drainage

68. Policy BSUI4 of the Local Plan requires minor developments to incorporate sustainable drainage measures wherever feasible and to provide adequate management of surface water run-off.
69. The site is not located within a flood zone. The proposed development would provide c.57.39 sqm (i.e., 68.1%) of soft landscaping to the front forecourt, exceeding the 50% threshold set out in local policy for surface water attenuation. Additional landscaping would be provided in the rear garden, and permeable paving would be installed throughout the site. Collectively, these measures are considered sufficient to manage surface water, and a formal SUDs strategy is not required in this instance

Environmental Health

Land Contamination

70. Environmental Health Officers notes that the land is potentially contaminated and an informative would be included with any consent to remind the applicant that it is important for workers to be vigilant for signs of potential contamination in the soil in the event of excavation works. This may include obvious residues, odours, fuel or oil stains, asbestos, buried drums, buried waste, drains, interceptors, tanks or any other unexpected hazards that may be discovered during site works.

Fire Safety

71. Policy D12A of the London Plan now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:
 - identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
 - are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - are constructed in an appropriate way to minimise the risk of fire spread
 - provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 - provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
72. Section 3.6 of the DAS has included a preliminary fire strategy. The strategy includes the measures of providing emergency escape through the siting and design of the fenestration openings -where the eils of the first floor are less than 4.5m from external ground level, an openable double door would be provided to the kitchen/dining/living area and an escape window would be provided to the ground floor bedroom. The strategy also sets out that a protected stairway would be constructed out of fire-resistant materials to enable evacuation through the front door and gather at the assembly point, the pavement of Road.
73. A fire extinguisher would also be provided to each floor of the dwelling along with the installation of fire alarms and smoke detectors to the ground floor hallway and first floor landing.

74. This strategy can be further developed in detail in the event of planning consent and would be subject to approval through Building Regulations.

Equalities

75. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

Conclusion

76. Overall, the proposed development has been carefully designed to respond to the character and appearance of Preston Road and to act as a transition point between different architectural styles in the area. The scale, massing, and materials have been considered to reduce the perception of bulk and ensure that the dwelling reads as a distinct property rather than an extension. These design considerations are considered to adequately address the previous reason for refusal and the Inspector's findings upheld at appeal, overcoming concerns regarding visual impact and harm to the streetscape. While the development would result in the loss of part of the existing grass verge, the benefits of delivering a well-designed, high-quality, family-sized dwelling that contributes to the borough's housing targets are considered to outweigh this loss.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: **25/2875**

To: Mr Williams
Trehela Williams
5 Blakett Street
London
SW15 1QG

I refer to your application dated **10/10/2025** proposing the following:

Proposed construction of a dwellinghouse with landscaping works to the front and rear gardens, installation of boundary wall and bike and bin storage

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

at **Land next to 125 Preston Road, Wembley, HA9**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 26/05/2026

Signature:

David Glover
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:-

National Planning Policy Framework
The London Plan 2021
Brent's Local Plan 2019-2041

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

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

- 2 The development hereby permitted shall be carried out in material accordance with the following approved drawings and documents:

Drawings

- 125PR_00_P1 SITE LOCATION PLAN
- 125PR_05_P1 EXISTING ELEVATIONS
- 125PR_01_P1 EXISTING SITE PLAN
- 125PR_02_P4 PROPOSED SITE PLAN
- 125PR_03_P2 SITE SECTION AA EXISTING & PROPOSED
- 125PR_04_P4 PROPOSED PLANS
- 125PR_06_P3 PROPOSED ELEVATIONS
- 125PR_07_P3 PROPOSED SECTION BB
- 125PR_08_P2 PROPOSED URBAN GREENING FACTOR PLAN

Supporting documents

- LAND TO THE NORTH OF 125 PRESTON ROAD DESIGN & ACCESS STATEMENT P5 dated February 2026
- Biodiversity Net Gain Assessment by arbtech issue 1.0 dated 23rd April 2025
- Preliminary Ecological Appraisal by arbtech dated 03rd April 2025
- Biodiversity Metric Calculation Tool

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

- 3 No access shall be provided to the roof of the building by way of window, door or stairway and the roof of the building hereby approved shall not be used as a balcony, terrace or sitting out area.

Reason: To preserve the amenity and privacy of the neighbouring residential occupier(s) at No.125 Preston Road.

- 4 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouses subject of this application, notwithstanding the provisions of Class(es) A, B, C, D, E and F of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015, as amended, (or any order revoking and reenacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: In view of the restricted nature and layout of the site for the proposed development, no further enlargement or increase in living accommodation beyond the limits set by this consent should be allowed without the matter being first considered by the Local Planning Authority.

- 5 The cycle and refuse store hereby approved shall be implemented in accordance with drawing: 125PR_02_P4 -PROPOSED SITE PLAN and 125PR_06_P3 -PROPOSED ELEVATIONS prior to first occupation of the dwelling, unless an alternative arrangement has been subsequently submitted and approved by the Local Planning Authority and thereafter implemented.

The cycle and refuse storage shall be maintained and retained and kept free from obstruction for the lifetime of the development.

Reason: In the interest of promoting sustainable modes of travel in line with policy DMP1 of the Local Plan. .

- 6 The building shall be designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 7 The development hereby approved shall be implemented in accordance with Section 3.8 of the Design and Access Statement submitted with this application in order to achieve a minimum urban greening factor (UGF) of 0.4 unless alternative proposals to achieve this UGF rating are submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full.

Reason: To secure environmental benefits in accordance with policies DMP1, BGI1, BGI2 and BH4 of Brent's Local Plan.

- 8 Prior to the commencement of works (excluding demolition, site clearance, laying of foundations or any other below ground work) details of the following shall be submitted to and approved in writing:
- i. materials to be used in the external appearance of the development including samples which shall be made available in a pre-arranged location for viewed by the Local Planning Authority
 - ii. details of window reveals, head and cill details and eaves details to be provided at scale 1:10

The works shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality development which makes a positive contribution to the character and appearance of the local area.

- 9 Prior to the commencement of development hereby approved (excluding site clearance, demolition works and laying of foundations), a scheme for wildlife and nesting features as recommended in the Preliminary Ecological Appraisal by arbtech dated 03rd April 2025 shall be submitted to and approved in writing by the Local Planning Authority.

These shall include:

- i. An artificial lighting strategy which outlines the areas of the site that will be retained as dark corridors to safeguard commuting bats and deter bats from using the area;
- ii. Installation of at least 1 bat box positioned 3-5m above the ground level facing a south or south-westerly direction to provide roosting habitat for bats;
- iii. Installation of at least 1 bird box;
- iv. Creation of brash piles or installation of hedgehog houses in shady areas;
- v. Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

The approved scheme shall be implemented in full prior to the first occupation of the development and shall thereafter be retained and maintained for the lifetime of the

development, unless otherwise agreed in writing by the Local Planning Authority.

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

- 10 Prior to the commencement of works (other than demolition, site clearance, laying of foundations or any other below ground work) details of a hard and soft landscaping scheme for the development shall be submitted to and approved by the Local Planning Authority. Such details shall include:
- i. A planting plan, including a scaled plan to show the vegetation being retained and the details of proposed planting which shall include the provision of at least -3 fruit trees to the front forecourt, 1 native hedgerow around the front boundary, 5 standard trees and 2 multi-stemmed trees to the rear garden and a substrate green roof with wild flowers;
 - ii. Details of garden wall, fences or other form of boundary treatment to be provided within the site (including details of external materials and heights);
 - iii. Cross-section of the green roof to the ground floor rear extension;
 - iv. Details of surfacing materials to be used for any areas of hard standing;
 - v. Details of the materials to be used for the combined cycle and refuse store.

The hard and soft landscape works shall be carried out in full accordance with the approved details prior to the occupation of the dwelling hereby approved unless an alternative timescale has been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales.

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory 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, provides ecological, environmental and biodiversity benefits.

INFORMATIVES

1 - Subject to exemptions and transitional arrangements, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that every planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required for this permission would be Brent Council.

You should consider whether the permission is subject to the biodiversity gain condition before commencing development. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

2 - You are advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

3 - The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall

shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk

4 - The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

5 - It is important that the workers are vigilant for signs of potential contamination in the soil during excavation works. This may include obvious residues, odours, fuel or oil stains, asbestos, buried drums, buried waste, drains, interceptors, tanks or any other unexpected hazards that may be discovered during site works. If any unforeseen contamination is found during works Regulatory Services must be notified immediately. Tel: 020 8937 5252. Email: ens.monitoring@brent.gov.uk

Any person wishing to inspect the above papers should contact Janseway Cheung, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2230