

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

3 June, 2026  
05  
25/2230

## SITE INFORMATION

RECEIVED	31 July, 2025
WARD	Cricklewood & Mapesbury
PLANNING AREA	Brent Connects Kilburn
LOCATION	Garages rear of 60, Olive Road, London
PROPOSAL	Demolition of existing garages and proposed erection of a two-storey building with basement level to provide 2 residential dwellings with front lightwells, associated private amenity space, boundary treatment, cycle and refuse storage.
PLAN NO'S	Please refer to condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_174511">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_174511</a></p> <p><b><u>When viewing this as an Hard Copy</u></b> .</p> <p>Please use the following steps</p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "25/2230" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## RECOMMENDATIONS

A. That the Committee resolve to GRANT planning permission subject to:

B. 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

Compliance:

1. Three year commencement rule
2. In accordance with approved plans
3. Restriction of PD rights for dwellinghouses
4. Water Consumption
5. Reinstatement of Crossover
6. Cycle and Bins compliance
7. Privacy screens

Submission and Compliance

8. Construction Method Statement
9. External materials
10. Hard and Soft Landscape Details
11. Wildlife and nesting features and Statement of Conformity

Informative

1. Biodiversity Gain Condition
2. Party Wall Act
3. CIL Liability
4. Cross Over
5. Building Near Boundary
6. Asbestos
7. Contaminated Land Watching Brief Informative
8. CPZ map amendment
9. Approval in Principle (AIP) with Highways

C. That the Head of Planning and Development Services or other duly authorised persons 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 auctioned, provided that the Head of Planning or other duly authorised persons 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

	<b>Planning Committee Map</b>
<b>Brent</b>	Site address: Garages rear of 60, Olive Road, London
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This map is indicative only.

## PROPOSAL IN DETAIL

Demolition of existing garages and proposed erection of two storey building with basement level to provide 2 homes, each with two bedrooms, with front lightwells, associated private amenity space, boundary treatment, cycle and refuse storage.

## EXISTING

The application site is currently occupied by four garages that the applicant advises are used as lock up storage garages with an area of hardstanding to the rear. The site is accessed from Wren Avenue and lies to the rear the gardens of Nos. 60 and 62 Olive Road.

The site is not located 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 need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application.

**Representations received:** 12 objections have been received expressing concerns about privacy, light, noise, and design impacts from the proposed development. There is also concern over the loss of existing garages and their impact on local businesses, alongside concerns relating to traffic and parking issues. The objections have been considered and are summarised in more detail below and discussed in the report.

**Principle:** The London Plan and Brent's Local Plan recognise the role of small sites in the delivery of new homes that are needed in the borough. The site has a Public Transport Accessibility Level (PTAL) of 3 and is therefore within a priority area for new homes. The general principle of residential development is supported in this location, contributing towards the Council's housing targets.

**Standard of Accommodation and External Amenity Space:** The proposal would provide well proportioned, well-lit dual aspect habitable rooms and generous internal dimensions for the new homes. Each unit would benefit from private external amenity spaces, laid out in a manner that is functional and compliant with Brent's standards, having regard to the site's constrained nature.

**Design and Appearance:** The proposal is considered to represent a good standard of contemporary design and is of an appropriate scale and form within the infill site and would not result in harmful impact on the character and appearance of the local area

**Residential Amenity:** The proposal would not result in a harmful impact on the residential amenities of neighbouring occupiers in terms of noise and disturbance, daylight and sunlight or overlooking to any immediate adjoining residential neighbours having regard to the provisions in SPD1.

**Highway Impact:** The proposed involves the removal of four garages, which the applicant advises were used for storage and are currently empty. The loss of the garages is unlikely to displace existing parking. The development would provide two dwellings with no off-street parking, complying with maximum parking standards. The reinstatement of the existing vehicular crossover would enable the creation of up to three on-street parking spaces, which is considered sufficient to accommodate the parking demand arising from the two dwellings. The submitted plans also indicate provision for two cycle parking spaces per dwelling and on-site refuse storage. A condition would be attached requiring the reinstatement of the crossover, together with the provision of the secure cycle storage and refuse storage, to be completed prior to occupation.

**Urban Greening, Biodiversity, Ecology and Trees:** The development would deliver a measurable improvement in urban greening through the incorporation of green roofs, planting areas and permeable surfaces. While the Urban Greening Factor falls below the target of 0.4 as set out within policy BH4, this is considered acceptable given the site's highly constrained size and existing hardstanding character. There are no existing trees on site, and due to the limited space available, there is no practical scope for on-site tree planting.

In terms of biodiversity net gain, the proposal would be subject to the mandatory biodiversity gain condition to achieve a 10% net gain in biodiversity which would be achieved through off site habitat units. In addition,

through the provision of green roofs and planting areas, there would be opportunities for a net increase on site for biodiversity enhancements.

**Flood Risk:** The site is located within Flood Zone 1 and is at low risk of flooding. The proposed development introduces measures to improve surface water management, including green roofs and permeable surfaces, representing an improvement over the existing entirely hardstanding condition. The proposal would not increase flood risk on site or elsewhere.

## RELEVANT SITE HISTORY

An enforcement notice was served on 28 October 2005 in relation to the material change of use of the premises to a buildings yard which came into effect on 7 December 2005 (LPA Ref: E/05/0153). The enforcement notice was subsequently complied with.

## CONSULTATIONS

24 neighbouring properties and NorthWestTWO Residents' Association were initially notified by letter of this proposal on 05/08/ 2025 for a 21 day period. The application was re-consulted on 19/11/2025 due to a correction to the red line site boundary. A further consultation was carried out on 13th of March 2026 due to updated Biodiversity technical submission.

In total objections were received from 10 individuals (some of which submitted multiple comments) and two ward councillors (Councillors Dar and Grahl). A summary of the objections are set out below:

Objection	Officer response
The proposed dwellings would not be provided as affordable or social rent housing and may not meet an identified local need.	Based on London Plan Policy H5 (Threshold Approach to Applications) and Brent Local Plan Policy BH5, the proposal constitutes minor development below the relevant thresholds. As such, there is no policy requirement to provide on site affordable housing or an affordable housing contribution.
Residents state the proposal is out of keeping with the established character of the area, which is defined by two-storey dwellings with consistent building lines, traditional red brick materials and pitched roofs. The proposed form, scale and use of contrasting materials are considered incongruous and harmful to the coherence of the streetscape.	This issue has been considered and discussed under 'Character and Design '
The proposal is considered an overdevelopment of the site, introducing two dwellings and basement development in place of low-intensity garages, resulting in excessive scale, massing and limited provision for amenity space and landscaping.	This issue has been considered and discussed under 'Residential Intensification', 'Character and Design ', 'Standard of Accommodation' and 'Impact to Neighbouring Amenity '
Residents raise concerns regarding loss of daylight and sunlight to neighbouring properties and rear gardens, particularly during afternoon and evening periods. The accuracy of the submitted assessment is also questioned.	This issue has been considered and discussed under 'Impact to Neighbouring Amenity '
The scale, height and proximity of the development to boundaries are considered likely to create an overbearing impact and an unacceptable sense of enclosure to neighbouring properties.	This issue is discussed under 'Impact to Neighbouring Amenity '

Concerns are raised that side-facing windows and the overall layout would result in overlooking of neighbouring living rooms and bedrooms, leading to loss of privacy.	This issue has been considered and discussed under 'Impact to Neighbouring Amenity '
Residents raise concerns regarding basement excavation, citing risks associated with London Clay, including ground movement, subsidence and potential structural damage to neighbouring properties. The Basement Impact Assessment is considered insufficiently robust.	This issue has been considered and discussed under 'Construction Impacts'
Concerns are raised regarding construction-related impacts including noise, dust, vibration and disruption, and the absence of detailed construction management information at application stage.	A Construction Method Statement would be secured by condition, requiring details of working hours, dust suppression, noise control, and construction logistics. These measures will ensure impacts are appropriately mitigated.
The scheme is considered to lack sufficient green space, soft landscaping and biodiversity enhancements, with limited opportunity for meaningful planting due to the extent of development. No maintenance plan, structural verification, or long-term stewardship for the proposed green roof.	This issue has been considered and discussed under 'Green Infrastructure'. A condition would be secured in relation to the landscape works and would include details of maintenance.
Concerns are raised that the application does not clearly define occupancy levels, raising potential issues of overcrowding and pressure on local infrastructure.	The dwellings have been designed to comply with the requirements of policy D6 of London Plan. which takes into account occupation of a dwelling based on the number and size of bedrooms. This is discussed in detail under 'Standard of Accommodation '.
Some residents accept redevelopment in principle but argue that a smaller scheme (e.g. a single dwelling) would be more appropriate and less harmful.	In determining the application, the Local Planning Authority is required to assess the proposal as submitted, having regard to relevant material planning considerations.
It is argued that basement accommodation would result in poor living conditions, including limited daylight and outlook.	The quality of accommodation has been assessed in line with policy D6 of London Plan. This is discussed in detail under 'Standard of Accommodation '.
Concerns have been raised that excavation works could exacerbate the spread of Japanese knotweed.	The application is accompanied by an ecology technical note prepared by AJC Ecology who did not identify Japanese knotweed during their site walkover.
Residents raise concerns regarding potential impacts on shared boundaries and neighbouring structures during excavation and construction works.	Matters relating to party walls and structural impacts are governed by separate legislation, including the Party Wall etc. Act 1996, and are not material planning considerations. These issues are addressed outside of the planning process.
The proposed development would result in a narrowing of the pavement at the south east corner of the site to facilitate the proposed boundary wall.	Brent's Highways Team, who have confirmed the extent of the adopted public highway along Wren Avenue and Olive Road. Plans provided by the Highways Team clearly show the adopted highway land, and the proposed boundary treatment as shown in this application sits wholly within the applicant's ownership and does not encroach onto the public footway or compromise pedestrian safety.

Lack of consultation	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.
Limited parking provision will increase pressure on on-street parking and lead to congestion and access issues for emergency and service vehicles.	This issue is discussed under 'Transport Consideration.'

### Internal consultation

Environmental health and Nuisance Control team: no objection subject to conditions. Comments discussed in main body of report.

## **POLICY CONSIDERATIONS**

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

The development plan is comprised of the  
London Plan 2021  
Brent Local Plan 2019-2041

Key policies include:

### London Plan 2021

D3 Optimising site capacity through the design-led approach  
D4 Delivering Good Design  
D6 Housing quality and standard  
D7 Accessible housing  
D12a Fire Safety  
H1 Increasing housing supply  
H2 Small sites  
G5 Urban greening  
G6 Biodiversity and access to nature  
G7 Trees and woodlands  
T5 Cycling  
T6 Car Parking  
T6.1 Residential parking  
T7 Deliveries, servicing and construction

### Brent Local Plan 2019-2041

DMP1 Development Management General Policy  
BD1 Leading the Way in Good Urban 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  
BGI2 Trees and Woodlands  
BSUI4 On Site Water Management and Surface Water Attenuation  
BT1 Sustainable Travel Choice  
BT2 Parking & Car Free Development

Other material considerations:

The following are also relevant material considerations:  
National Planning Policy Framework  
National Planning Practice Guidance

## Supplementary Planning Guidance / Documents:

London Plan Guidance - Housing Design Standards June 2023  
SPD1 Brent Design Guide 2018  
Residential Amenity Space & Place Quality SPD 2023  
Brent Waste Planning Guide 2013  
Sustainable Environment & Development – SPD – 2023

## **DETAILED CONSIDERATIONS**

### **Principle**

#### Residential Intensification

1. Brent's Housing targets have significantly increased as part of London Plan 2021, with the target increasing to 23,250 dwellings per annum for the period 2019/20-2028/29 in Policy H1 of the London Plan recognising the increasing demand for delivery of new homes across London. Brent's local plan policy BH1 reflects this target as well.
2. Policy D3 of London Plan 2021 required developments to make the best use of land by following a design-led approach that optimises the capacity of the site, with development that is the most appropriate form and land use for the site, with the policy recognising that small sites make a significant contribution towards increasing housing supply within London. This is also set out in policy H2 of London Plan 2021.
3. In response to the strategic policy position above, within Brent's Local Plan, the Council has set out priority areas for new housing under policy BH2. This policy identifies that new housing would be prioritised for growth areas, site allocations, town centres, edge of town centre sites, areas with higher levels of public transport accessibility and intensification corridors.
4. The above position is reinforced in policy BH4 of Brent's Local Plan. This policy relates to small housing sites in Brent (below 0.25 hectares or 25 dwellings) and recognises that such sites can assist in delivering a net addition of self-contained dwellings through the more intensive and efficient use of sites. Such proposals will be considered where consistent with other policies in the development plan and within priority locations (i.e. PTAL 3-6, intensification corridors, or a town centre boundary) through:
  - a) the infill of vacant or underused brownfield sites,
  - b) residential conversions, redevelopment, extensions of dwellings, or infill within the curtilage of a dwelling
  - c) the redevelopment of flats, non-residential buildings and residential garages,
  - d) upward extensions of flats and non-residential buildings
5. 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. The application site is within PTAL of 3 and is therefore within a priority location for the delivery of new homes. The principle of optimising the site for residential use is supported subject to meeting material policy considerations as discussed below.

#### Loss of Garages

6. The proposed involves the removal of four garages, which the applicant advises were used for storage and are currently empty. The loss of the garages is unlikely to displace existing parking. There are no concerns arising from the loss of the garage provision.

### **Character and Design**

7. The NPPF seeks developments of high quality design that will function well and add to the overall quality of the area, responding to local character and history, reflecting the identity of local surroundings while not discouraging appropriate innovation, establishing or maintaining a strong sense of place, and optimising the potential of the site to accommodate an appropriate amount and mix of development. London Plan Policies D3 and D4 sets out a design-led approach to new development that responds positively to local context and optimises the site's capacity for growth, supporting higher densities in

well-connected locations.

8. Brent's Policy DMP1 and the Brent Design Guide SPD1, provide further guidance on principles of good design. Local Plan Policy BD1 seeks the highest quality of architectural and urban design, including innovative contemporary design that respects and complements historic character.
9. The surrounding area features a variety of architectural styles. The neighbourhood predominantly consists of detached, semi-detached, and terraced houses.
10. The proposal is considered acceptable in urban design terms and would enhance the character and quality of the surrounding environment, whilst making more efficient use of the site.
11. In terms of height and massing, the development is appropriate given the site's context, level of public transport accessibility, and capacity to support the delivery of new homes on land that is currently underutilised. The building is well composed and responds appropriately to the constraints of the site, including considerations of overlooking and massing.
12. The scheme demonstrates a good level of articulation through the use of setbacks and projections within the built form, alongside variation in brickwork textures and material selection. This contributes to a high-quality and robust architectural character.
13. The proposed material palette is considered acceptable and appropriate within the local context. The surrounding area is characterised by a varied mix of rendered finishes in muted tones, including whites, creams and sand colours, as well as brickwork treated in lighter shades, rather than a clear predominance of traditional red brick. In this context, the proposed yellow multistock brick is a neutral and sympathetic choice that complements the pale grey fenestration and darker roof materials. The Design and Access Statement sets out a clear and restrained palette, providing confidence in a high quality outcome, and the detailed including sample, specification, finish and colour of all external materials would be secured by condition.
14. An objection has been received in relation to Principle 3.2 of Brent's SPD 1 design guide, which seeks active frontages with doors and windows at ground floor level. Given the constrained nature of the site and the limited development footprint, the main built form is appropriately set back from the street, which avoids a cramped or overbearing appearance and allows space to be used efficiently for lightwells and private amenity areas. The proposed front boundary treatment would comprise a head height wall incorporating a permeable 'hit and miss' (honeycomb) brick design, which would read as a continuation of the garden boundary treatment already present at No. 60 Olive Road and represents an improvement over the existing low quality garage doors and more visually dominant boundary walls. This would be proposed in front of the sunken terraces and bedroom windows at basement level to provide privacy to the occupants of the new dwellings. The height of the pedestrian access gates has been reduced in height to maintain a sense of openness, and provide a visual break in the boundary treatment. Overall, the proposed design approach has the potential to deliver a positive relationship with the street, subject to the careful execution of materials and detailed construction. In particular, the boundary treatment, including the proposed hit and miss brick detailing, would play an important role in providing visual permeability between the street and the development, helping to create an active frontage and supporting good levels of outlook and daylight to the lower ground floor accommodation and supporting good levels of outlook and daylight to the lower ground floor accommodation.
15. Details of external materials and key construction details would be secured by a condition.
16. The submission proposes a well-designed development on a relatively constrained site and responds sensitively to the surrounding environment. While the contemporary homes would contrast the existing locality, the approach to materials is positive and the form is simple and well executed. The development creates two spacious and functional homes and considered to accord with Policy BD1 of the Brent Local Plan and represents a high-quality design response.

### **Quality of accommodation**

17. Local Plan Policy DMP1 states that new development must provide high levels of internal and external amenity. The size of dwellings and rooms should be consistent with London Plan Policy D6 specifically Table 3.1 'Minimum internal space standards for new dwellings'. Housing development should maximise the provision of dual aspect dwellings.

18. London Plan Policy D6 also requires at least 75% of the GIA of each flat to have an internal floor-to-ceiling height of 2.5m. This exceeds the national standard of 2.3m as higher housing and the urban heat island effect are more prevalent in London, and a higher standard is required to ensure adequate quality in terms of daylight penetration, ventilation and cooling, and sense of space.
19. The proposed development includes the construction of two dwellinghouses arranged over three floors (basement, ground and first floor levels), each designed to accommodate two bedroom four persons. Unit 1 has a total area of 94.06 sqm, while Unit 2 measures 94.98 sqm. Both homes feature living room on the ground floor, with open plan kitchen/dining and double bedroom in the basement. The first floor of each home offers one further double bedrooms.
20. Policy D6 of London Plan does not set a specific minimum gross internal area for a two bedroom, four person dwelling arranged over three storeys. For comparison, the minimum standard for a two bedroom, four person dwelling over two storeys is 79sqm, while the minimum standard for a three bedroom, four person dwelling over three storeys is 90sqm. The proposed dwellings each provides approximately 94sqm of gross internal floorspace and therefore exceeds the relevant comparable space standards, delivering a generous level of internal accommodation consistent with the objectives of the London Plan. The bedrooms are particularly spacious, each achieving over 11.5sqm in size.
21. Both homes are dual aspect with main orientation towards the east across the Wren Avenue. The principal living room at ground floor level is dual aspect, with outlook eastwards towards Wren Avenue and outlook westwards towards the rear terrace, allowing good levels of daylight and cross ventilation; the presence of a 1.7 metre high boundary wall with honeycomb (“hit and miss”) brick detailing is considered acceptable in this context. The lower ground floor kitchen/dining areas and double bedrooms benefit from a terrace, which provides a generous lightwell, while the first floor double bedroom enjoys an open outlook towards Wren Avenue. The arrangement ensures a good overall standard of outlook to all habitable rooms.
22. Both dwellings achieve an internal floor to ceiling height of 2.5m at basement, ground and first floor levels.

#### Water Consumption

23. 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. Such details would be secured by condition.

#### External Amenity Space

24. London Plan Policy D6 states where there are no higher local standards, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings with an extra 1sqm for each additional occupant. The space must achieve a minimum depth and width of 1.5m.
25. Policy BH13 establishes that all new dwellings are required to have external private amenity space of a sufficient size and type to satisfy its proposed residents' needs. This is normally expected to be 50sqm per home for family housing (3 bedrooms or more) situated at ground floor level and 20 sqm for all other housing.
26. Private amenity space should be accessible to all dwellings from a main living room, ideally without level changes. It should also be planned to take maximum advantage of daylight and sunlight. Where sufficient private amenity space cannot achieve the full requirement of the policy, the remainder should be provided in the form of communal amenity space. Moreover, the Council adopted the Brent Residential Amenity Space and Place Quality Supplementary Planning Document on 12th of June 2023. The SPD provides guidance on planning matters related to the provision of residential amenity space and public realm within developments.
27. Unit 01 is provided with a ground floor rear terrace measuring 15.3sqm, a basement level terrace of 14.2sqm and a balcony of 5sqm, resulting in a total of 34.5sqm of private external amenity space, all of which is accessible directly from the dwelling. Unit 02 benefits from a ground floor rear terrace of 16.65sqm, a basement level terrace of 11.7sqm and a balcony of 5sqm, providing a total of 33.35sqm of private external amenity space, also with level access from the dwelling. In both cases, the provision exceeds the minimum requirement of 20sqm for a two bedroom dwelling set out in Policy BH13, and overall the approach to amenity provision is well considered, offering ample opportunities for a range of

activities in accordance with Policy BH13 and the SPD.

### Accessible Housing

28. Policy D7 requires at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
29. In this case, both of the new dwellinghouses are designed in accordance with M4(2) requirements. The proposal provides step free access from the street to the dwelling entrance, a WC at entrance level, generous circulation space, a living area with step free access to private external amenity space, and bedrooms which exceed minimum space standards.

### Daylight and sunlight to the proposed dwellings

30. The quality of daylight and sunlight to the proposed dwellings has been assessed in accordance with the BRE guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR 209, 2022). The submitted Daylight and Sunlight Assessment has tested all principal habitable rooms within the proposed dwellings at basement, ground and first floor levels using recognised BRE methodologies, including daylight factor, interior illuminance (Spatial Daylight Autonomy) and sunlight exposure assessments.
31. The daylight factor assessment confirms that all eight habitable rooms tested (100%) achieve or exceed the BRE recommended target values for their respective room uses, including kitchens/kitchen dining areas, living rooms and bedrooms. In each case, the target daylight factor is met across more than 50% of the room area, demonstrating that the rooms would benefit from good levels of diffuse daylight and an appropriate distribution of light within the space.
32. The interior illuminance (sDA) assessment further demonstrates that all habitable rooms achieve the BRE recommended illuminance levels for their respective uses, with the required lux levels met across at least 50% of each room for at least half of the daylight hours in a typical year. This confirms that the proposed accommodation would provide a consistently good standard of daylight throughout the year, including at basement level where rooms are served by terraces and lightwells.
33. In terms of sunlight exposure, the assessment confirms that the principal living rooms within both dwellings would receive approximately 3.9 hours of direct sunlight on 21 March, significantly exceeding the BRE minimum recommendation of 1.5 hours. In addition, the majority of habitable rooms assessed achieve at least the minimum BRE sunlight criterion, including kitchen/dining areas at basement level. While one basement bedroom would receive less than 1.5 hours of sunlight on the assessment date, this room nevertheless meets both the daylight factor and interior illuminance targets and is therefore considered to provide a good standard of internal daylight.
34. Overall, the BRE assessment demonstrates that the proposed dwellings would benefit from good levels of daylight and sunlight across all habitable spaces. Having regard to the scale of the development, the use of terraces and lightwells to serve lower ground floor accommodation, and the BRE compliant results of the submitted assessment, the proposed homes are considered to provide a high standard of residential accommodation in accordance with London Plan and local policy objectives.

### **Impact to neighbouring amenity**

#### Privacy

35. The Council's SPD1 guidance advises that a minimum separation distance of 18 metres should be maintained between directly facing habitable room windows, and that a distance of at least 9 metres should be maintained between habitable rooms and the boundaries of private gardens. These standards are in place to safeguard privacy both within new developments and in relation to neighbouring properties.
36. The two new dwellings have been designed with no flank or rear facing windows at first floor level to prevent overlooking into neighbouring gardens. At ground floor level there are rear facing windows that face onto the rear garden of No. 64 Olive Road and located within 9m of the boundary, but views into the neighbouring garden would be restricted by existing boundary treatments. The first floor terrace closest

to No. 60A and B Olive Road is screened by a privacy screen at 1.7m high to prevent overlooking into the rear garden. The first floor terrace closest to No. 28 Wren Avenue would be sited within 9m of the boundary but would overlook the front garden of No. 28 Wren Avenue.

37. The layout, orientation and fenestration of the proposed dwellings have been carefully designed to prevent any harmful overlooking or loss of privacy. The development is therefore considered to comply fully with the Council's SPD1 guidance in respect of privacy.

#### Overbearing appearance

38. To ensure that the plots are not visually overbearing to the neighbouring properties, SPD1 advises that 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 then 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.
39. A number of sections have been provided to illustrate the relationship with adjoining properties. It is considered that there is sufficient detail within the application to enable a judgement as to whether the massing of the development would sit below the 30 and 45-degree lines of the adjoining properties.
40. The proposed building envelope would not breach the 30 degree line in relation to any of the rear habitable room windows to the properties at 60 to 64 Olive Road.
41. In assessing the proposal against the 45 degree guideline, breaches occur in relation to the rear garden of Nos. 60A and B, 62 A, B and C and 64 Olive Road. The flank wall of the proposed development is adjacent to the boundaries of Nos. 60 and 62. At the closest point the ground floor is approximately 3.5 m high and situated 0.4 m from the boundary whilst the first floor is approx. 5.7 m high and 1.3 m from the boundary. As such, the ground floor is 1.1 m above the 45 degree line while the first floor is approx. 2.3 m above the 45 degree line. In the case of No. 60 Olive Road, the main footprint of the proposed dwellings is largely positioned adjacent to the existing outbuilding located within the rear garden of No. 60 A and B Olive Road. There is an outbuilding in the garden of No. 62 A to C Olive Road, with the proposed building situated adjacent to this outbuilding. The presence of these outbuildings reduced the impact to a certain extent, but the proposal will nevertheless result in a degree of impact to parts of the rear gardens of the adjoining properties, affecting the light and outlook of those gardens. This must be weighed against the wider benefits of the proposal which provide two new homes for which there is an identified need within the Borough.
42. The proposed new homes also breaches the 45 degree line when taken from the rear garden of No. 64 Olive Road. However, this breach is only minor, with the parapet projecting approximately 0.17 metres. Overall, it is considered that the proposal would not result in a significant impact to the amenities of the adjoining occupier of No. 64, having regard to the Council's adopted guidance.
43. Neither 30 or 45 degree guidance would be applicable in relation to No. 28 Wren Avenue. The main built footprint is positioned close to the southern boundary with No. 28 Wren Avenue; however, this relationship is to the front garden forecourt and side access area of that property.

#### Daylight and Sunlight

44. The potential impact of the proposed development on sunlight and overshadowing to neighbouring gardens has also been submitted in accordance with the BRE guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR 209, 2022). The BRE guidance advises that, in order for an amenity area such as a garden to appear adequately sunlit throughout the year, at least 50% of the garden should receive a minimum of two hours of direct sunlight on 21 March (the equinox). Furthermore, where development results in a reduction in sunlight, any loss is generally considered acceptable provided that the area capable of receiving two hours of sunlight is not reduced by more than 20% of its former value.
45. A detailed overshadowing assessment has been carried out using industry standard 3D modelling and shadow path analysis, considering existing baseline conditions and the proposed development on an hour-by-hour basis between 8am and 6pm on 21 March. The rear gardens assessed include Nos. 60, 62, 64 and 66 Olive Road, together with No. 28 Wren Avenue which would be discussed below.

46. This assessment confirms that the rear gardens of Nos. 60, 62 and 64 Olive Road, as well as No. 28 Wren Avenue, would all retain well in excess of the BRE benchmark requiring at least 50% of the garden to receive two hours of sunlight on 21 March. Specifically, the garden of (No. 62 Olive Road) would retain approximately 94% of its existing sunlight levels, with Nos. 60 and 64 Olive Road retaining approximately 99% and 98% respectively, and no reduction identified at No. 28 Wren Avenue.
47. The daylight and sunlight assessment has not assessed the impact of the proposal upon daylight to neighbouring properties. This is because the proposed development is located at an approximate distance of 13 metres from the rear elevations of the properties on Olive Road. At this separation, the development sits within the BRE 25 degree rule, which indicates that where the angle between the centre of a neighbouring window and the top of a new development is less than 25 degrees, the impact on daylight is unlikely to be noticeable, and the BRE guidance sets out that no further testing is required.
48. The bulk of the proposed development is not positioned directly in front of these windows, but instead relates primarily to the front forecourt and access area of the property. Furthermore, having regard to the southerly orientation of the site and the path of the sun, these windows would not experience a material reduction in daylight or sunlight as a result of the proposal. In this context, the relationship does not give rise to a sensitive window to window scenario that would warrant detailed BRE window testing.
49. It is concluded that there would be no material loss of daylight or sunlight to neighbouring habitable room windows along Olive Road

### **Transport Considerations**

50. The site is currently occupied by four garages that the applicant advises are used as lock up garages. Land Registry records show it as a separate land parcel to any of the adjoining residential properties. The proposal is therefore unlikely to result in the displacement of parking from within the existing garages.

### Car Parking and Access

51. Maximum car parking allowances for Brent are set out in Appendix 4 of the Local Plan and for residential use, this requires compliance with the standards in Table 10.3 of the London Plan. As the site has moderate access to public transport services, up to 0.75 spaces per 2-bedroom dwelling are allowed. No off-street parking is proposed for the two houses, so maximum standards are complied with.
52. Policy BT2 of the Local Plan also requires consideration to be given to the impact of any overspill parking on parking conditions though. In this respect, data from the 2021 Census suggests that car ownership for houses averages 1.07 cars/household in this area, so two cars can be expected to be owned by future residents. With vehicular access to the site no longer being required, the existing crossover can be removed and this would free up space for three extra on-street parking bays. These can thus absorb any additional parking demand generated by the two proposed houses.
53. A condition would be secured requiring the cost of the reinstatement of the crossover to footway and the provision of the new on-street parking bays to be met by the developer prior to occupation of the dwellings.
54. It should be noted that Brent's CPZ mapping places the site in Zone GM, whereas Wren Avenue is in Zone GA. An amendment to the mapping would therefore need to be made to ensure that this site is moved to Zone GA, where on-street parking availability is much greater. An informative advising the applicant to contact Brent Council prior to a material start to request the amendment to the CPZ map is therefore also attached to the permission.
55. Aside from the access paths, bin and bike stores, the remainder of the front gardens are shown as lightwells to proposed basements. These would extend to the highway boundary, so would require Approval in Principle from Brent's Highways Service to ensure the structure does not damage or weaken the highway structure attached as an informative.

### Cycle and Refuse Storage

56. The submitted plans demonstrate that sufficient space is available within the front garden areas to accommodate two cycle parking spaces per dwelling. While the details of sheltered and secure cycle storage are not shown at this stage, this can be appropriately secured by condition. A planning condition

will therefore be imposed requiring the provision of covered and secure cycle lockers prior to occupation, to ensure compliance with London Plan requirements.

57. Bin storage is also accommodated within the front gardens, allowing easy access for collection.

### **Drainage and Flood Risk**

58. Brent Local Plan Policy BSUI4 sets out proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems. Proposals that would fail to make adequate provision for the control and reduction of surface water run-off will be refused.

59. The application site is a small, landlocked infill plot, formerly used for garage accommodation, and is currently entirely hardstanding. The site is not located within a Critical Drainage Area and lies within Flood Zone 1, where there is a low probability of flooding from rivers, the sea, or surface water. The submitted Basement Impact Assessment confirms that ground conditions comprise London Clay, which is relatively impermeable, and that groundwater is not expected to be encountered. The proposed basement would be constructed as a reinforced concrete box structure incorporating appropriate waterproofing measures, with any local seepage managed during construction, with detailed matters to be addressed under Building Regulations.

60. Notwithstanding the constrained nature of the site, the proposed development has maximised opportunities for sustainable drainage and surface water management through the introduction of a high factor intensive green roof, dedicated planting areas, and permeable terraces. These measures would improve the site's drainage performance when compared to the existing situation and would not increase flood risk on-site or elsewhere. The proposal is therefore considered acceptable in drainage and flood risk terms.

### **Green Infrastructure**

#### Urban Greening Factor

61. Policy BH4 sets out the need for all minor residential developments (less than 10 dwellings) are required to deliver an Urban Greening Factor of 0.4 on site.

62. The proposed development would deliver a meaningful improvement in the level of urban greening on the site, achieving an Urban Greening Factor (UGF) score of 0.22. While this falls below the requirement of 0.4 set out within policy BH6, the site's particular characteristics and constraints are material considerations in this instance.

63. The application site is a small, landlocked infill plot, formerly occupied by garages and characterised by extensive hardstanding. Within these physical and access constraints, the proposal has maximised opportunities for urban greening through the incorporation of an intensive green roof, dedicated planting areas, and permeable paving terraces.

64. Given the heavily constrained nature of the site, the proposed UGF score is considered to represent an appropriate and proportionate response. Furthermore, the planning benefits arising from the delivery of additional residential accommodation in a sustainable location, within a development of high quality design are considered to outweigh the identified shortfall against the UGF target.

65. A landscape plan is recommended by condition which would ensure the hard and soft landscaping of the site. The landscape plan would allow the opportunity to increase ecology within the site in line with policy BGI1.

#### Biodiversity Net Gain

66. Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.

67. This sets out the need (subject to some exceptions) that every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved

through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

68. The development does not meet the de minimis exemption from Biodiversity Net Gain requirements, as the submitted ecological assessment identifies more than 25m<sup>2</sup> of existing vegetated habitat on site, including bramble scrub and areas of ivy on vertical surfaces. These habitats have been mapped in accordance with UKHab and Biodiversity Metric guidance, which assesses habitat extent based on the aerial canopy of vegetation rather than the underlying substrate. In this regard, the submitted report is considered accurate and has mapped the baseline conditions fairly.
69. The site is predominantly hardstanding, however established vegetation has formed through cracks and by natural spread from adjacent land, resulting in areas of bramble and climbers that are recognised habitats for BNG purposes. The ecological report confirms that the habitats present are of limited ecological value and are not classed as “significant” habitats within the Biodiversity Metric.
70. The submission does not include a completed Biodiversity Metric calculation for the proposed development. However, a full metric and Biodiversity Gain Plan are not required at the decision making stage and can be appropriately secured prior to commencement. Depending on the final metric outcome, the proposal may result in a net loss of biodiversity units, in which case off-site biodiversity units would be required in accordance with statutory Biodiversity Net Gain requirements. This would be secured through the mandatory Biodiversity Gain Plan condition.

## **Environmental Health Considerations**

### Construction Impacts

71. Given the proximity of the site’s access to neighbouring dwellings a condition is recommended for a Construction Method Statement to be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. This condition would be a pre-commencement condition to ensure that the ground works are managed appropriately.
72. The basement development has the potential to give rise to additional disruption during construction. The applicant has submitted a Basement Impact Assessment which sets out a proposed construction methodology. The report provides information on the topographical flood risk and geographical nature of the site. Environment Health Colleagues have advised the submission of a Construction Method Statement which is considered appropriate given the access to the site and proximity to residential properties.
73. Objections have been received raising concerns regarding basement excavation within London Clay, potential land instability and subsidence, with reference made to London Plan Policy D10 and paragraphs 174 of the National Planning Policy Framework (NPPF). These matters have been carefully considered. London Plan Policy D10 does not preclude basement development but requires proposals to demonstrate safe and stable construction without unacceptable impacts on neighbouring buildings, which has been addressed through the submission of a Basement Impact Assessment prepared by suitably qualified engineers. Paragraphs 170–182 of the NPPF form part of the section relating to climate change and flood risk and are primarily concerned with directing development away from areas at higher flood risk; in this case, the site lies within Flood Zone 1 and is at low risk of flooding, and no Sequential or Exception Test is required. The proposal relates to a minor, new build development rather than excavation beneath an existing building or large scale basement works. Detailed matters relating to excavation methodology, ground movement, structural stability and waterproofing are appropriately controlled through the Building Regulations.

### Contamination

74. There are no known indications that the site is affected by land contamination. However, given the nature of the proposals, including excavation works to form the basement, there remains a possibility that unforeseen contamination could be encountered. It is therefore recommended that an informative be attached to any planning permission to advise on the appropriate procedure should unexpected contamination be discovered during construction.

### Air Quality

75. The application site is located within an Air Quality Management Area. However, as the proposal does

not constitute major development, there is no requirement to submit an Air Quality Neutral Assessment in accordance with Policy BG11 of the Brent Local Plan. Notwithstanding this, given the site's location within an Air Quality Management Area, a condition has been imposed requiring the submission and approval of a Construction Method Statement to manage and minimise potential air quality impacts during the construction phase.

### Noise

76. Environmental Health have recommended a noise condition; however, it is considered that internal sound insulation can be appropriately addressed through Building Regulations, and a separate planning condition is not required.

### **Fire Safety**

77. Policy D12A of the London Plan requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:
  - a) for fire appliances to be positioned on
  - b) appropriate for use as an evacuation assembly point
- 2) 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;
- 3) are constructed in an appropriate way to minimise the risk of fire spread;
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users;
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in;
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

78. A Fire Safety Strategy Statement has been submitted in support of the application and has been prepared by a suitably qualified professional in accordance with Policy D12A of the London Plan. The report confirms that the proposed development would comprise two dwellinghouses arranged over basement, ground and first floor levels.

79. The Fire Safety Strategy sets out that fire appliance access would be achieved from the public highway, with the distance from the point of access to all parts of the development being within 45 metres on a route suitable for laying hose. The height of the buildings would be less than 11 metres, and access for the fire service would be provided via the main entrance doors serving the dwellings. Existing public fire hydrants are located within an appropriate distance to serve the site.

80. The dwellings would be provided with appropriate means of escape, including protected staircases and protected corridors, designed in accordance with relevant guidance. Fire detection and alarm systems would be installed to Grade D1, LD2 standard, with interlinked detectors providing coverage to habitable rooms, circulation spaces, and stairways.

81. The Fire Safety Strategy confirms that the building would incorporate adequate fire resisting construction, including walls, floors, ceilings, and partitions achieving a minimum of 60 minutes fire resistance, with structural elements providing higher levels where required. Fire resisting doorsets would be provided to protected routes, and appropriate compartmentation measures would be implemented to limit fire spread.

82. External walls and roof construction would be designed to meet relevant fire performance standards, including BroofT4 classification for roof coverings. The strategy also addresses fire service facilities, fire-fighting equipment provision, and the management of fire safety information, with further detailed matters to be addressed through Building Regulations.

83. The submitted Fire Safety Strategy is therefore considered to satisfy the requirements of Policy D12A of the London Plan.

### **Equalities**

84. 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**

85. Whilst the proposal does not meet the 0.4 target for the Urban Greening Factor as set out within policy BH4, following the above discussion, officers consider that taking the development plan as a whole, the proposal is considered to accord with the development plan, and having regard to all material planning considerations, should be approved subject to conditions as set out within this report. The proposal would deliver two new homes that would contribute the Council's housing targets within a sustainable location, and the limited conflict with policy would be outweighed by the planning benefits.
86. Planning permission is therefore recommended to be granted subject to conditions.

## DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

## DECISION NOTICE – APPROVAL

Application No: **25/2230**

To: Mr West  
Studio:08 architecture + planning  
Crows Nest  
240 Stamford Hill  
London  
N16 6TT

I refer to your application dated **31/07/2025** proposing the following:

Demolition of existing garages and proposed erection of a two-storey building with basement level to provide 2 residential dwellings with front lightwells, associated private amenity space, boundary treatment, cycle and refuse storage.

and accompanied by plans or documents listed here:  
Please refer to condition 2

at **Garages rear of 60, Olive Road, London**

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 policies contained in the:-

National Planning Policy Framework 2024  
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 accordance with the following approved drawings and documents:

2315.EX.01 Rev A – Existing Site Plan  
2315.EX.02 Rev A – Existing Ground Floor Plan  
2315.LP.01 – Location Plan  
2315.P.01 Rev A – Proposed Site Plan  
2315.P.10 Rev A – 2315.P.12 Rev A – Proposed 3D Images  
2315.EX.03 Rev A – Existing Front (East) Elevation AA  
2315.P.02 Rev C – Proposed Ground Floor Plan  
2315.P.03 Rev C – Proposed Basement Floor Plan  
2315.P.04 Rev C – Proposed First Floor Plan  
2315.P.05 Rev B – Proposed Roof Plan  
2315.P.06 Rev F – Proposed Elevation AA – East (Front) / Elevation / Section FF – East (Front)  
2315.P.07 Rev F – Proposed Elevation DD – North (Side) / Elevation / Section EE – North (Side)  
2315.P.08 Rev D – Proposed Elevation BB – South (Side) / Elevation CC – West (Rear)  
2315.P.09 Rev E – Proposed Elevation / Section HH – North (Side) / Elevation / Section GG – West (Rear)

Supporting Documents

5130/SD/JL /17 Feb 2026 - Daylight, Sunlight and Overshadowing Report  
250610-RSA-XX-BI-7100 - Basement Impact Assessment (BIA)  
BNG Technical Note by ACJ ecology

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

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

Reason: 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.

- 4 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.

- 5 The development hereby approved shall not be occupied unless the existing crossover has been reinstated to footway with full height kerbs, and the on street parking bays have been laid out and marked by the Local Highway Authority at the developer's expense.

Reason: In the interest of highway and pedestrian safety.

- 6 The dwellings hereby approved shall not be occupied unless the bin and cycle stores have been completed in full accordance with the approved details. The cycle and refuse storage for each dwelling shall be maintained and retained and kept free from obstruction for the lifetime of the development.

Reason: To ensure a satisfactory standard of accommodation and promoting sustainable modes of travel.

- 7 The privacy screens to the first floor terraces shall contain solid screening and shall not be less than 1.7 metres in height unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure a satisfactory level of outlook for future residents whilst maintaining a satisfactory levels of privacy for adjoining properties.

- 8 Prior to the commencement of the development (including demolition of the existing structures and ground works) a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development.

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

Reason for pre-commencement condition: The condition relates to details of construction, which need to be known before commencement of that construction

- 9 Details of materials for all external building work, including samples which shall be made available for viewing in an agreed location, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the development (excluding demolition, site clearance and laying of foundations). The submitted details shall include, but not be limited to:

- Boundary treatment and gate design;
- Hidden coping details to the standing seam roof where seams are expressed;
- Brick-on-edge coping details to principal brick elements;
- First-floor balcony divider details;
- First-floor window cowl details

The work shall be carried out in accordance with the approved details thereafter, unless otherwise agreed in writing by the local planning authority.

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

- 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:

- (a) A planting plan, including a scaled plan to show the vegetation being retained and

- the details of proposed planting including specifications and cross section of the green roof
- (b) Details of garden wall, fences or other form of boundary treatment to be provided within the site (including details of external materials and heights);
  - (c) Details of surfacing materials to be used for any areas of hard standing;
  - (e) Details of the materials to be used for the 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.

- 11 Prior to commencement of development (excluding site clearance, demolition works and laying of foundations) hereby approved, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

a) At least 1 of each of the following features on the proposed building/site:

- i) multi-chamber swift bricks (preferred) or boxes,
- ii) house sparrow terraces,
- iii) bat bricks (preferred) or boxes
- vii) deadwood and sand piles within planting areas (overwintering habitat)
- viii) larvae food plant species within planting beds (breeding habitat for butterfly species)

The scheme shall include full details (type of feature, location, plan and elevation views, height above ground (if applicable) and nearest external lighting (if likely to have an impact).

(b) Prior to occupation of the development hereby approved, a Statement of Conformity shall be submitted to and approved in writing by the Local Planning Authority. The Statement of Conformity will include photographs of each habitat/feature installed as per the approved details.

The wildlife and nesting features shall thereafter be retained throughout the lifetime of the development unless alternative details are submitted to and approved 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

## INFORMATIVES

1 - The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that 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 in respect of this permission would be Brent Council. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

**2** - 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](http://www.communities.gov.uk)

**3** - The applicant is 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](http://www.brent.gov.uk/CIL).

**4** - The applicant is advised to apply for the crossover reinstatement works by using the following link:-

<https://www.brent.gov.uk/parking-roads-and-travel/roads-and-streets/vehicle-crossings-and-dropped-kerb>

**5** - 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.

**6** - Given the age of the buildings to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.

**7** - 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](mailto:ens.monitoring@brent.gov.uk)

**8** - The applicant is advised that the site is currently shown within Controlled Parking Zone (CPZ) GM, while Wren Avenue falls within CPZ GA. The applicant should therefore contact Brent Council prior to the commencement of development to request that the CPZ mapping is amended to ensure the site is correctly aligned with Zone GA.

**9** - The applicant is advised that the proposed basement lightwells to the front of the site extend up to the adopted highway boundary. As such, Approval in Principle (AIP) will be required from Brent Council's Highways Service to ensure that the proposed structures do not adversely affect the highway. The applicant should therefore contact the Highways Service prior to the commencement of development.

Any person wishing to inspect the above papers should contact Mahya Fatemi, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2292