

Committee Report

Planning Committee on 24 February, 2010

Case No.

09/1851

RECEIVED: 13 October, 2009

WARD: Fryent

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 7-8 Elmwood Crescent, London, NW9 0NL

PROPOSAL: Erection of a single storey rear and side extension, first floor front extension, raised terrace with ramped access to rear and front, new canopy to front entrance door, 2 front and 1 rear rooflight and associated landscaping, and change of use of premises from single family dwelling (Use Class C3) to supported accommodation for people with mental health problems, incorporating 11 self-contained units (Use Class C2).

APPLICANT: Maison Moti

CONTACT: John Perrin & Co

PLAN NO'S: Design and Access Statement by Pearson Associates dated July 2009;
Email from Managing Director of Maison Moti dated 01 December 2009;
Email from Managing Director of Maison Moti dated 14 December 2009;
Email from Managing Director of Maison Moti dated 21 January 2010;
Completed TP6 form dated 18/09/2009;

1308/1;	1308/2;	
1308/3D;	1308/4F;	
1308/5E;	1308/6D;	
1308/7D;	1308/8E;	
1308/9D;	1308/10;	
1308/11;	1308/19;	1308/20.

At the Planning Committee meeting on the 3rd of February 2010, Members resolved to defer this application until the 24th of February 2010, in order to allow for a site visit to be undertaken.

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environmental Services to agree the exact terms thereof on advice from the Borough Solicitor

SECTION 106 DETAILS

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

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Prior to any occupation; submission of and compliance with an agreed management plan, which will cover the following, and can be reviewed on an annual basis:

- a) Long term objectives for the facility and residents;
- b) Target client group and admissions policy, including assessment criteria for prospective clients;
- c) Mechanism for giving preference for vacant places within the facility to Brent Mental Health Service for a period of no less than 4 weeks from the date that formal notice of the vacancy is given; and details of the proposed pricing of such places, which must be demonstrated to be comparable and competitive with other similar facilities within Brent and adjoining Boroughs;
- d) Minimum standards for staffing experience and qualifications;
- e) Provision of 24hr, 7 day supervision and support network;
- f) Provision of a point of a contact for local residents, and mechanism for reviewing and addressing any concerns;
- g) Details of client risk and relapse management plan system;
- h) Means of addressing any unacceptable increase in on-street parking that may result from the proposal, including the provision of one additional on-site parking space, and implementation of management measures.

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

EXISTING

The site is currently occupied by a pair of vacant semi-detached houses with side, rear and roof extensions. The property is positioned on the western side of Elmwood Crescent. Internal alterations have been made following a previous approval for use as an 10-bedroom elderly persons' home. Planning approval for the conversion and adaptation of the existing buildings into supported accommodation for clients with mental-health problems (11-bed), approved on 1st August 2002 (Ref: 02/3227), lapsed on 1st August 2007.

PROPOSAL

Erection of a single storey rear and side extension, first floor front extension, raised terrace with ramped access to rear and front, new canopy to front entrance door, 2 front and 1 rear rooflight and associated landscaping, and change of use of premises from single family dwelling (Use Class C3) to supported accommodation for people with mental health problems, incorporating 11 self-contained units (Use Class C2).

HISTORY

E/08/0467 The breach of conditions 5 and 9 of p.p. 02/3227 dated 01/08/2003 (temp. desc.)
Application Technically Deleted 18/09/2008

06/1398 Demolition of existing building and construction of new 2-storey building for use as a mental-health rehabilitation unit comprising 11 units of accommodation **Refused** 06/09/2006

1. Rear extension out of character
2. Poor standard of accommodation
3. Impact on neighbouring residential amenity
4. Over-intensive use
5. Failure to meet sustainability requirements

05/1360 Demolition of existing building and erection of a 2-storey building with basement, 2 front and 2 rear dormer windows and access ramp with balustrades to the rear of building for use as mental-health rehabilitation unit **Application Withdrawn** 02/10/2007

04/3214 Demolition of existing buildings at No. 6a, 7 & 8 Elmwood Crescent and erection of 2 no. two-storey buildings for use as mental-health rehabilitation units **Refused** 31/03/2005 for the

following reasons:

1. the potential over concentration of a clientele in one area leading to an over-intensive use of the plot, and unacceptable additional strain upon local services,
2. the likely detrimental impact on the amenities of nearby residential properties by reason of the nature of the use, an increase in activity, noise and disturbance which would be incompatible with the character of the area,
3. incongruous design, out of character with adjoining properties,
4. failure to provide adequate distances between habitable rooms, outlook and day lighting to several bedrooms in the unit
5. excessive bulk, mass and scale resulting in overshadowing, loss of privacy and loss of outlook.

02/3227 Erection of single-storey rear extension and first-floor side extension, external alterations to front and rear elevations and change of use from a single family dwelling to supported accommodation for clients with mental-health problems **Granted** 01/08/2003

00/0331 Erection of single-storey side and rear extension and change of use of house to a 10-bedroom elderly persons' home (Use Class C2) and retention of newly erected boundary wall with metal railing and metal gates on the front boundary of the premises (as amended by plans received on 22 May 2000 and 20 July 2000) **Granted** 03/08/2000

99/2139 Change of use from residential to elderly persons' home (Use Class C2) **Application Withdrawn** 01/02/2000

99/0488 Change of use from residential to elderly persons home (Use Class C2) with single storey side extension **Application Withdrawn** 16/09/1999

98/0134 Re-roofing and installation of rear dormer, front and side velux windows to provide room in roof space **Granted** 11/03/1998

89/1256 DETAILS PERSUANT TO CONDITIONS 2,3,4,5, 6,+12 **Refused** 07/06/1990

88/2766 C/USE TO ELDERLY PERSONS HOME **Granted** 09/05/1989

82/0328 ER. OF 2 STOR. & 1ST. FLOOR REAR EXTN. 2 STOR. SIDE EXTN. & ADD. TO REAR DORMER WINDOWS, & ALTS. TO CONVERT 2 HOUSES INTO SNGL. FAMILY DWELLING (ALSO 8) **Granted** 17/08/1982

80/1500 EREC. OF 2/STOR. SIDE EXTN. **Application Withdrawn** 12/05/1981

P6839 5808 SNG/STOREYED EXTN AT REAR. **Granted** 15/10/1968

POLICY CONSIDERATIONS

The following are the policy considerations relevant to this application:

Adopted UDP 2004

Built Environment

BE2 - Townscape: Local Context & Character

BE6 - Landscape Design

BE7 - Public Realm: Streetscape

BE9 – Architectural Quality

Housing

H8 – Resisting Loss of Housing

H22 - Protection of Residential Amenity.

H23 – Supported Housing/Day Centres - Principle of Development.

Transport

TRN23 – Parking Standards, Residential Developments.

Parking Standards

PS12- Non-Residential Institutions (Use Class D1)

PS14 – Residential Development (Use Class C3)

SPG's

Supplementary Planning Guidance 5 – Extending Your Home

SUSTAINABILITY ASSESSMENT

As the proposal does not involve demolition and the net gain in units is under 10, the scheme is not deemed to meet the requirements for complying with SPG19. Therefore sustainability matters are not significant planning considerations in this case.

CONSULTATION

Public

Residents on Elmwood Crescent and Stag Lane, including Harrod and Kenwood Courts, Grove Park School and local Ward Councillors were consulted on 15/10/09.

9 objections were received from local residents, on the following grounds:

- Proposal in breach of policy H23 due to the presence of 2 nearby care homes, one of which serves people with mental health problems in Fairfields Close who cause distress to local residents. This proposal would result in the same harm to residents, and would harm the rehabilitation of the residents.
- Noise and disturbance arising from increased activity at the care home causing harm to residential amenity along Elmwood Crescent
- Traffic problems within the cul-de-sac, and inadequate off-street parking
- Do not trust Maison Moti to act in consideration of the interests of the local community
- Covenant on the property prevents its uses as supported accommodation
- Objected many times to this scheme
- Negative impact on character of the area and locally listed buildings
- Negative impact on the residential amenity of 9 Elmwood Crescent in terms of loss of outlook.
- Not within 400m of local shopping facilities and public transport
- Concern that the scale of the development or the type of facility provided may change over time
- Concern that the 11 new residents would constitute a high proportion of the overall residents of the street
- Structural integrity of house following fire in the past
- Increased pressure on water services

These matters shall be addressed within *Remarks*, below, with the exception of the points regarding the covenant, the structural integrity of the house, and the pressure on water services, which are not planning considerations.

Further to this, Officers met on 1st December with Councillor Jim Moher and several residents of Elmwood Crescent in order to discuss these concerns. This was followed up with a visit to two Maison Moti facilities in Enfield (varying in scale but identical in terms of type of facility proposed by this application) on 14th January, which was attended by Councillor Moher and 3 of the same residents. Whilst the current application will obviously be determined on its own merits, this was considered beneficial in providing clarity for Officers and residents as to the target client group, the standard of facilities and staff provided by the applicant, and how developments of this type fit into a normal residential setting.

Internal

Policy: No objection

No requirement for a s106 agreement unless a car-free scheme is required.

Transportation: No objection subject to the widening and marking of one of the car parking spaces for disabled use.

This proposal now involves the change of use of these dwellings to a mental health care facility with 11 bedrooms, rather than demolishing the houses and constructing a new purpose-built facility. Each of the rooms will be provided with its own bathroom and kitchen, but a communal meeting room, laundry and offices will still be located at ground floor level. Six staff are to be employed at the site.

Two car parking spaces, a bicycle storage area and refuse storage are indicated within the frontage of the site, with the existing access from Elmwood Crescent remaining unaltered (i.e. unlike previous proposals, the access to 6a will be kept entirely separate). As before, car parking allowances (as set out in standard PS13 of the adopted UDP 2004) allow up to one space per five staff and one space per 10 bedrooms, giving a total allowance of two spaces for this proposal. The proposed provision of two spaces therefore accords with standards. However, there is a considerable amount of existing hardpaving across the front garden area which will be surplus to requirements and the opportunity could be taken to introduce more soft landscaping, in line with Policy BE7.

Given the use proposed and the fact that one of the bedrooms is proposed specifically for disabled use, at least one of the proposed spaces ought to be widened and marked as a disabled space.

The provision of a secure bicycle parking area is welcomed and needs to provide just one space in order to satisfy standard PS16. Refuse storage is indicated within 10 metres of Elmwood Crescent, allowing easy collection by Brent's contractors.

With access to the adjoining property at 6a remaining entirely separate, no alterations are now required to the crossover onto Elmwood Crescent.

Social Services: No objection. Brent Mental Health Service are service providers, jointly commissioned by NHS Brent and Brent council. They have confirmed that at present there is insufficient supported accommodation of this type within the borough, and so a number of Brent service users have to be placed outside the borough. Brent Social Services have known the service providers for many years and have worked closely with them and been impressed with the quality of service they provide. It has been confirmed that there are no similar facilities in this area, but that Brent Social Services have a 25 bedded in-patient rehabilitation unit in Fairfields Crescent.

External

Thames Water: No objection

Ward Councillors: No representations made.

REMARKS

Summary:

- The application is for the conversion of an existing 12-bedroom dwellinghouse (Class C3) to 11 supported housing units (Class C2) for people with mental health problems.
- Minor extensions and alterations are also proposed.
- The proposed scheme is almost identical to the 2003 approved scheme (02/3227)
- There have been no significant changes in the relevant policy framework since the 2003 approved scheme.
- On balance the proposal is considered acceptable and the recommendation is to grant planning permission

Principle of use:

The principle was established by the approval of application 02/3227 and none of the subsequently refused or withdrawn applications have questioned this principle, only the detail. It remains the case, therefore, that the use is acceptable in principle. The relevant policy guidance in this case is policy H23, which states that supported housing should meet a known need in the borough and are acceptable in residential areas, subject to the following:

- (a) The location or scale would be inappropriate in terms of the impact of the proposed client group on residential amenity, unless that can be secured through management measures;
- (b) The proposed client group would over stress local health or social services;
- (c) Over-concentration would harm local amenity
- (d) The site lacks suitable access for any necessary ambulances or mini buses;
- (e) The site lacks access to local shopping/public transport facilities with 400m; or
- (f) The scale of the development is incompatible with the character of the area.

In 1982 (Ref. 82/0328) the conversion of No 7 & 8 Elmwood Crescent into a single family dwelling was approved. Planning permission was approved for the use of the property as an Elderly Persons' Home in August 2000 and, subject to conditions being met, could have been implemented. Planning approval for an 11-bed Rehabilitation Home for people recovering from mental health illnesses was approved at Committee on 1 August 2002. This permission was valid until 1 August 2007. Several other applications have been either withdrawn or refused since 2002, but these related to the demolition of the property and some included a larger site area. These refused schemes were fundamentally different to the proposed scheme and the reasons given for their refusal do not indicate that the principle of the use was in question.

The proposal complies with policy H23 of the London Borough of Brent Adopted Unitary Development Plan 2004 in that the application serves to meet a known need in the Borough, that being the shortage of medium to long-term residential accommodation for those recovering from mental health difficulties. It remains to check that the other matters are addressed:

- (a) Local residents have expressed concern that the impact on their amenity arising from the client group would be harmful. The applicant proposes a scheme very similar to an elderly persons home but providing care for people suffering from mental ill-health. Each client will have their own independent space and will be managed from an office on-site and will have access to a communal room, where they will be expected to gather together on a daily basis so that they are not socially isolated. The premises offer the clients the opportunity for independent living while staff monitoring and support remains. The 11 proposed residents will make up a relatively small proportion of the overall population of the 20 dwellings on the street. There is no evidence to suggest that such a use would have a significant impact on residential amenity. Members have considered this previously and, subject to a suitable management plan, the proposal would not have an unduly harmful impact on the amenity of neighbouring residents.

In addition the site offers a quiet location with a considerable amount of amenity space with good public transport access and adequate space to provide for a suitable layout. It would not, therefore, have a negative impact on the amenity of the client group.

- (b) Brent Mental Health Services have confirmed that there are no other facilities as the type proposed, in the local area. There is an existing 25 bed in-patient rehabilitation home on Fairfields Crescent, however this is a very different facility to that proposed by this application as it provides nursing care for patients with long-term complex needs. A small home for 6 patients with autism exists on Pear Close, and a larger care home for elderly patients is situated on Stag Lane, however both of these are some distance from the application site, and again provide for very different patient groups than the proposed facility. Brent Mental Health have confirmed that the combined needs of the residents of these facilities would not over stress local health and social services.
- (c) The client group that this facility caters for have a high level of independence, and in many ways are not easily distinguishable from any other member of the public. The company reports very few incidents in public over the 16 years they have operated. As such, this facility would be unlikely to make a significant impact on local amenity even bearing in mind the other existing facilities in the area. Officers are aware that there have been incidents in the past involving residents of the Fairfield rehabilitation home, however as already discussed, this facility has a very different client base to the facility proposed by this application.
- (d) Access is considered acceptable by the Borough's highway engineers (see below for detail).
- (e) The site is suitably located in relation to local shopping facilities and public transport with a small parade of shops very close where Elmwood Close meets Hay Lane, and larger supermarket and stores at the Edgware Road end of Hay Lane.
- (f) The scale of the development is compatible with the character of the local area, providing just 11 bedrooms, which is a reduction from the 12 bedrooms that previously existed in the dwellinghouse.

Background to the Service Providers

Maison Moti Care Homes have been established since 1993 operating 7 properties in the London Borough of Enfield, one of which is a care home as defined by the Care Quality Commission and 3 provide identical services as proposed for this site. Four of the premises have 24 hour, 7 days staffing, all of whom are trained and qualified to the required industry standard. The company cares for 64 clients all of whom have a diagnosed, long-term mental health problem. All existing projects are 24-hour staffed with highly qualified managers and meet high standards in organisation and service provision.

For over twelve years the company has had referrals from some 15 London Boroughs, a substantial number of clients being accommodated from the London Borough of Brent. Brent Mental Health Service are therefore in support of the principle of the proposal as it would be seen to assist them in curtailing the need to accommodate Brent residents in other Boroughs, keeping them close to the familiar social networks. Nine clients currently reside in Maison Moti homes in Enfield and the company have been identified as one of their preferred providers. The homes offer supported accommodation and an independent living environment along side staff monitoring.

The scheme for Elmwood Crescent is proposed to provide 24 hour care, support and supervision for a maximum of 11 clients, with the intention of maximising independence and reducing risk. Potential clients would be expected to have already established a social structure to prevent the risk of social isolation in their flats, as well as have certain level of independence and a low

managed level of risk. Clients must not have current risk history of physical violence, drug, or alcohol abuse, and must be committed to an agreed personal development plan. Details of the client group, level of care, and qualifications and experience of staff for the proposal have been submitted and are considered acceptable, however these are to be formalised in a Management Plan, which will be required by condition. The Management Plan will also contain details of client admissions policy, including a nomination agreement, similar to that used by Maison Moti at their other facilities. This agreement gives priority for places that become available to residents of the local Borough, which if not required are offered to residents of other Boroughs after a given time period. This is considered to be an acceptable way of ensuring that the facility will provide primarily for Brent residents without imposing unrealistic controls of the running of the business which may impede its viability, and also be difficult for the Council to enforce.

Quality of the Scheme and Amenity for the Occupiers:

Policy H23 of the UDP (as well as other policies in the Built Environment and Housing Chapters of the 2004 UDP) requires proposals to be of a scale which offers an appropriate level of residential amenity for the proposed client group; and are compatible with the character of the area. The internal floor areas for the individual units of accommodation measure between 28 and 33 sqm. All units accord with National Minimum Standards which require at least 12 sqm of usable floor space in single rooms. The development has a large rear garden area to ensure sufficient levels of amenity for the 11 people occupying the house. Similar facilities operated by Maison Moti in Enfield have been viewed and were observed to provide a high level of accommodation for residents.

Extensions and alterations

The property has a previous 4.8 metre, ground-floor rear extension to which was added a 2.4 metre deep, rear conservatory extension, approved under the most recent planning application. This was in excess of normal guidance, however, it was felt that given the property has a substantial rear garden (26m long x at least 15m wide) and that it would be set approximately 5 metres from its side boundaries on either side of the property, it was not considered to have any significant impact on the amenities of the adjoining occupiers. The proposal now involves the re-building of the volume of this conservatory in a solid brick design rendered to match the existing house.

The proposed side extension is at first-floor level and brings it forward 1.9 metres with a remaining set back of 1.0m from the front line of the property. While this does reduce a previous set-back from the front line of the property and is contrary to normal guidance, the location of the building and its relationship to the building line and street scene is exceptional and the impact of the front/side extension would not result in a 'terracing effect' with adjacent properties, and is considered to be acceptable. The character of the original property has been significantly eroded and due to the position of the property in the street, the extension will remain secondary to the main house that has a centred position. The proposed door and window alterations and installations are also acceptable.

Impact to Adjoining Properties:

The amenity of neighbours will not be affected by the extension and alterations. A landscape condition is proposed which requires additional screen planting along boundaries in order to enhance privacy of neighbouring properties. The use of amenity space to the rear of the property would not be expected to give rise to significant noise and disturbance as the number of residents is similar to that which would otherwise occupy the 12 bedrooms of the original properties.

Parking and Traffic Implications

The property is situated close to local shopping facilities in Hay Lane and the area is served with moderate public transport accessibility to other local shopping facilities on Kingsbury Road. The regular local bus services are accessible from Hay and Stag Lane as are nearby doctors' surgeries. Many of the objections have related to parking and traffic implications of the proposal, with a focus on the fact the road is a narrow cul-de-sac.

2 car parking spaces are proposed, with access from the cul-de-sac. The parking standard for this type of use is 1 space per 10 bedrooms and 1 space per 5 employees. The 11 bedrooms and 6 employees gives a maximum total of 2 spaces. No residents of any of the existing Maison Moti facilities have driving licenses or vehicles, and the same is expected of future residents of this home. The parking provision is therefore likely to be used to accommodate staff and occasional visitor parking only. Other similar facilities viewed in Enfield have a similar level of off-street provision or less, and this is reported to be sufficient as most staff use public transport and visitors are few.

The servicing requirement for the change of use should include suitable-sized facilities that should be provided for buses and/or ambulances catering for the client group. The present parking area in front of the care home provides adequate access and service areas for the service vehicles. Notwithstanding this, the applicant has confirmed that the servicing requirements for this facility, as with other similar existing facilities, is minimal. There will be no deliveries to the site, and access by ambulances and refuse vehicles is no different than for a family dwelling. On rare occasions a mini-bus may be required for excursions, however there is ample space for such a vehicle to manoeuvre and park within the site.

The application is acceptable on transport grounds. There is however a need to soften the appearance of the front garden area which is fully paved. A condition is therefore imposed requiring the applicant to submit a suitable landscape scheme before any works commence on site.

Landscape and Boundary Treatment:

Landscape design consider that the proposed front garden layout is inappropriate in terms of the level of soft landscaping proposed, access to cycle storage, and the arrangement of car parking spaces. A condition is proposed requiring further landscape details to be submitted in order to rectify these problems.

Response to Objectors:

A number of points of objection were raised by local residents regarding the development. Concerns raised in letters of objection relating to the impact of the development upon the surrounding area, the inappropriate scale of the proposal and the impact of the proposed use on the established residential area have already been discussed in previous paragraphs of this report.

Concern has been raised by residents that, should planning permission be granted for this scheme, the scale and type of facility may change over time. It appears that this concern has arisen as a result of the various applications that have been made and refused since the last approval in 2003, which indicate a desire by the applicant to provide a larger facility than that granted consent. Officers consider that the recent refusals of permission demonstrate the Council's concern for the impact of the proposals on local residents, and contend that the upper limits of the scale of development deemed acceptable have been tested by these applications.

If permission is granted for the current proposal, no increase in scale, or change in the type of care facility provided could be made without a full planning application, which would again be subjected

to public consultation. Any further extensions to the property in the future would require full planning permission. Furthermore, conditions are proposed to ensure that no more than 11 people reside at the premises at any time; and restricting the use of the premises to 11 units of supported accommodation within the C2 Use Class. As a result, full planning permission would be required to change to a residential care home or rehabilitation home with a high level of care - such as exists on Fairfields Crescent. The submission and approval of a management plan detailing long term objectives and day - to - day management of the facility is proposed to be required by condition, in order to provide further certainty as to how the premises is run. As a result, Officers consider that sufficient information exists to understand with a high level of certainty the type of facility that will exist both initially and into the future.

Conclusion:

With regards to the objections raised, the use of residential premises as home for people with mental-health problems is not considered to generate any significant increase in traffic, noise and pollution in the area. The cul-de-sac nature of the street, with its turning head at the end of the crescent, is sufficient to manoeuvre any emergency vehicles in the street. The development meets the Council requirements and is therefore considered to be acceptable.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
Council's Supplementary Planning Guidance 17 - Design Guide for New Development

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

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development
Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

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

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

(2) Details of adequate arrangements for the storage and disposal of refuse, food waste, paper and cardboard waste and recyclable material (including litter bins inside and outside the premises) shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to commencement of the use hereby approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (3) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

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

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

- (5) Notwithstanding details given on the plans hereby approved, further details of the front garden layout shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied, such details to include:

- (a) Landscaping of the front garden area with shrubs and/or hedges, which shall amount to approximately 50% of the front garden area.
- (b) The provision of refuse and waste storage and disposal facilities.
- (c) The provision for 2 car-parking spaces in the frontage, one of which shall be the appropriate width for a disabled space, and marked accordingly.
- (d) The provision of vehicle turning-space within the site.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (6) A scheme providing adequate noise insulation for floors between separate sleeping accommodation shall be submitted to and approved in writing by the Local Planning Authority before the building is occupied and shall be implemented in full.

Reason: In the interest of amenities of the occupants and to ensure a satisfactory design.

- (7) The premises shall be used only for the purpose of supported accommodation for clients with mental-health problems and for no other purpose of Use Class C2 specified in the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended, nor for any other purpose without the prior written permission of the Local Planning Authority.

Reason: To ensure that no other use commence without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

- (8) No more than 11 persons shall reside within the premises at any one time.

Reason: To ensure a satisfactory standard of amenity as provided within the development and to safeguard the amenities of adjoining owners and occupiers.

- (9) The remainder of the undeveloped land within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved in writing by the Local

Planning Authority before any works commence on site, the landscape work to be completed within 6 months of occupation of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority. The submitted scheme shall demonstrate adequate strengthening of existing screen planting long site boundaries in order to improve privacy.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- (10) This permission allows use of the application premises by Maison Moti Ltd only and cannot be transferred with the land or used by any other person or persons obtaining an interest in it.

Reason: The proposed use or development requires an operator recognised and approved by the Council, and personal permission is given because of the track record working relationship put forward by the applicant in this instance. The Local Planning Authority is satisfied that the specific development, managed as proposed, will not be detrimental to the amenities of the area.

- (11) A Management Plan shall be submitted to and approved in writing by the Local Planning Authority before the premises is occupied and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied, and throughout the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority. The Management Plan shall set out details of the following:

- a) Long term objectives for the facility and residents;
- b) Target client group and admissions policy, including assessment criteria for prospective clients and details of a nominations agreement which gives priority for vacancies to Brent residents;
- c) Minimum standards for staffing experience and qualifications;
- d) Provision of 24hr, 7 day supervision and support network;
- e) Provision of a point of a contact for local residents, and mechanism for reviewing and addressing any concerns;
- f) Details of client risk and relapse management plan system.

Reason: To ensure that the usage of the development is appropriately controlled so as to avoid harm to the residential amenities of the local area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent UDP 2004;
SPG5 - Altering and Extending Your Home.

Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



Planning Committee Map

Site address: 7-8 Elmwood Crescent, London, NW9 0NL

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