



**Planning Committee Map**

Site address: Garages R/O 129-145, 145A & Land R/O 151-157 (Chanin Mews),  
Melrose Avenue, London, NW2 4LY

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This map is indicative only.



**RECEIVED:** 12 July, 2013

**WARD:** Dudden Hill

**PLANNING AREA:** Willesden Consultative Forum

**LOCATION:** Garages R/O 129-145, 145A & Land R/O 151-157 (Chanin Mews), Melrose Avenue, London, NW2 4LY

**PROPOSAL:** Variation of Condition 2 (development in accordance with plans) of application 11/2414 granted on 27 September 2012 for 'erection of five x two-storey dwellinghouses with basements comprising two x four-bed semi-detached houses and three x four-bed terraced houses, eight car-parking spaces, provision of bin store and bicycle stands, with associated hard and soft landscaping and means of enclosure (in place of one x three bed and two x four bed dwellinghouses and eight parking spaces which formed part of the previously approved scheme with LPA ref: 06/1117) and subject to a Deed of Agreement dated 21 September 2012 under Section 106 of the Town and Country Planning Act 1990, as amended' to allow the following minor material amendments:

- Revised car park layout to provide 10 car parking spaces (previously 8 car parking spaces);
- Details of ground levels to three x four-bed terraced houses and fencing to boundary with properties fronting Gay Close;
- Revised landscaping details.

**APPLICANT:** GKP Projects

**CONTACT:** Claridge Architects

**PLAN NO'S:**  
See condition 1

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## **RECOMMENDATION**

Approval

## **EXISTING**

The application site comprises the western part of a backland site surrounded on all sides by the rear gardens of adjoining residential properties on Melrose Avenue, Gay Close, Kenneth Crescent and Riffel Road; access into the site from Melrose Avenue lies between 145 and 147 Melrose Avenue. The development site comprises 5 houses and is now known as Chanin Mews.

Melrose Avenue is defined in the UDP as being heavily-parked, and lies within Controlled Parking Zone "MW", which operates 08.00–18.30 Monday to Saturday. Access via public transport is fairly low with a PTAL rating of level 2. Willesden Green Station (Jubilee tube) is within walking distance of the site, but only one bus route is locally available (i.e. within 640m).

## **PROPOSAL**

Variation of Condition 2 (development in accordance with plans) of application 11/2414 granted on 27 September 2012 for 'erection of five x two-storey dwellinghouses with basements comprising two x four-bed semi-detached houses and three x four-bed terraced houses, eight car-parking spaces, provision of bin store and bicycle stands, with associated hard and soft landscaping and means of enclosure (in place of one x three bed and two x four bed dwellinghouses and eight parking spaces which formed part of the previously approved scheme with LPA ref: 06/1117) and subject to a Deed of Agreement dated 21 September 2012 under Section 106 of the Town and Country Planning Act 1990, as amended' to allow the following minor

material amendments:

- Revised car park layout to provide 10 car parking spaces (previously 8 car parking spaces);
- Details of ground levels to three x four-bed terraced houses and fencing to boundary with properties fronting Gay Close;
- Revised landscaping details.

## HISTORY

The first application (LPA ref: 06/1117) proposed six dwellinghouses and was approved by Members of the Planning Committee on 21 December 2006:

*06/1117 Demolition of 60 garages and a 2 storey dwellinghouse and erection of 6 x 4 bed houses with 12 parking spaces and subject to a Deed of Agreement dated 7th December 2006 under Section 106 of the Town and Country Planning Act 1990, as amended **Granted** 28/12/2006*

A number of details pursuant applications were submitted to discharge the conditions of the 2006 approval:

- **07/1936** Details pursuant to condition no. 15 (boundary treatment) **Granted** 06/09/2007
- **07/2920** Details pursuant to condition 4(a) (external materials) **Granted** 09/11/2007
- **07/2642** Details pursuant to condition 4(f) (external lighting) **Withdrawn** 04/12/2007
- **07/2296** Details pursuant to condition 10 (Details of the surface and foul water drainage) **Withdrawn** 04/12/2007
- **08/0086** Details pursuant to condition 10 (Drainage details + gullies at the highway boundary with Melrose Avenue) **Granted** 07/03/2008
- **08/0088** Details pursuant to condition 4c (Boundary treatment), 4g (Arrangements for temporary storage of dustbins prior to collection), 5b (Proposed walls and fences indicating materials and heights) & 5c (Screen planting along the boundaries) **Withdrawn** 19/03/2008
- **08/0085** Details pursuant to condition 13a (Speed table at site entrance), 13b (Removal of parking bay opposite the site entrance) & 14 **Granted** 07/03/2008
- **08/0076** Details pursuant to condition 8a (Site investigation) **Granted** 07/03/2008
- **08/0074** Details pursuant to condition 4b (Areas of hard landscape works), 4h (Arrangements for the allocation of parking spaces), 5d (Adequate physical separation, such as protective walls and fencing between landscaped and paved areas), 5e (Areas of hard landscape and proposed material) & 9 (Details of access road) **Withdrawn** 19/03/2008
- **08/0072** Details pursuant to condition 6 (Protection of existing trees on site) & 16 (Protection of existing trees in adjoining gardens) **Withdrawn** 19/03/2008
- **08/0070** Details pursuant to condition 4d (Window Details) and 4e (roofing materials) **Granted** 07/03/2008
- **08/0068** Details pursuant to condition 5a (identification and protection of existing trees) **Withdrawn** 19/03/2008
- **08/0081** Details pursuant to condition 4f (All external lighting within the development) **Granted** 07/03/2008
- **08/0082** Details pursuant to condition 17 (details of storage of dustbins within the curtilage of each of the proposed houses) **Granted** 07/03/2008
- **08/0545** Details pursuant to condition 4(e) (roof sample) **Withdrawn** 02/04/2008
- **09/1909** Details pursuant to conditions 4(b) (hard landscape works), (c) (boundary treatment), (g) (temporary storage of dustbins) & (h) (allocation of parking spaces), 5 (landscaping), 6 (tree protection), 8(b) (site investigation), 9 (access road), 12 (residents' garages) and 16 (tree protection) **Withdrawn** 23/09/2009
- **09/2618** Details pursuant to condition 8(b) (site investigation) (as amended by agent's e-mail received 27/01/2010) 1117 **Granted** 27/01/2010
- **10/0425** Details pursuant to condition 4 (b,c,g,h) 5 Details of materials) 6 (landscaping) 9 (management Plan) 12 (Revised access road and parking layout) and 16 (Tree Root Protection) **Granted** 02/03/2010

Following commencement of the 2006 scheme, further applications were submitted to increase the number of units on the site by replacing three as-yet unconstructed houses with five houses. The first application, made in 2007, was refused under delegated powers on 21/09/2007:

*07/2277 Erection of 5 two-storey, four-bedroom dwellinghouses with basement level, 10 car-parking spaces, provision of bin store and bicycle stands, with associated landscaping **Refused** 21/09/2007*

The second application, made in 2008, was scheduled to be refused under powers delegated to the Director of Planning but it was called in by Councillors:

**08/0683** *Erection of 5 two-storey, three-bedroom dwellinghouses with partial basement level (in place of the development previously approved under ref. 06/1117, for 6 four-bedroom dwellinghouses without basements), 10 car-parking spaces, provision of bin store and bicycle stands, with associated landscaping to site* **Appeal Allowed 14/05/2009**

It was initially presented to the Planning Committee with a recommendation for refusal on 29 April 2008. Members deferred the decision and advised that officers met with the applicants to discuss amendments to the scheme and to give Members an opportunity to make a site visit. Minor changes were made which allowed officers to support the proposal, and it was reported for the second time to the Planning Committee on 13 August 2008 with a recommendation that planning permission be granted subject to the completion of a satisfactory Section 106 legal agreement

.Members however voted to refuse the application on the following grounds:

1. *The increase of dwelling units from 3 to 5 within the same site area would give rise to an overdevelopment of this backland site which is exacerbated by the inherent constraints of the site which include its elongated form, a substandard access, proximity of existing housing and limited opportunities for landscaping and is thus contrary to policies BE2, BE7, BE9 & H12 of Brent's Unitary Development Plan 2004 and the Council's SPG17 'Design Guide for new development'.*
2. *The increase of dwelling units from 3 to 5 within the same footprint of this backland site necessitated the reduction in amenity spaces of the proposed dwellings and in the distances between proposed flank walls and rear garden boundaries of the dwellings surrounding the site which has resulted in cramped form of development and overbearing relationship with the neighbouring rear amenity spaces thus contrary to policies BE2, BE7, BE9, H12 & H15 of Brent's Unitary Development Plan 2004 and the Council's SPG17 'Design Guide for new development'.*

The applicant's appealed the decision to the Planning Inspectorate (PINS ref: APP/T5150/A/08/2091690) and submitted a Unilateral Undertaking to meet the planning obligations. The appeal was allowed on 14 May 2009. The Inspector summarised his decision as follows:

*"I therefore conclude that the proposal would provide acceptable living conditions for its future occupiers and would not significantly harm the living conditions of occupants of neighbouring properties particularly in terms of visual impact. It would comply with policies BE2, BE7, BE9, H12 and H15 of the London Borough of Brent Unitary Development Plan 2004 (UDP) and the SPG. These policies seek to ensure that, amongst other matters, development is designed with regard to the local context; makes a positive contribution to the character of the area; is of a high quality of design and materials; and, for proposals involving backland sites, pays special attention to density, building height, privacy and outlook."*  
(Inspector's decision letter, APP/T5150/A/08/2091690, 14 May 2009)

A details pursuant application was submitted to discharge the conditions of the 2009 allowed appeal:**10/0424**  
Details pursuant to condition 6 (materials) 7 (landscaping) 9 (boundary details) **Granted 02/03/2010**

Works commenced on the basements of the five new houses in 2011 and these works caused local residents to contact the Council's Planning Enforcement Team with concerns that the development was not being undertaken in accordance with the approved plans. Two enforcement cases have been opened:

**E/11/0703** Breach of conditions (not in accordance with approved plan) of p.p. 08/0683 (temp.desc.) **EBOC 30/09/2011**

**E/11/0560** Breach of conditions 5, 6 (landscaping) of p.p. 06/1117 (temp.desc.) **EBOC 03/08/2011**

**11/2414** An application was submitted for the rection of five x two-storey dwellinghouses with basements comprising two x four-bed semi-detached houses and three x four-bed terraced houses, eight car-parking spaces, provision of bin store and bicycle stands, with associated hard and soft landscaping and means of enclosure (in place of one x three bed and two x four bed dwellinghouses and eight parking spaces which formed part of the previously approved scheme with LPA ref: 06/1117) and subject to a Deed of Agreement dated 21 September 2012 under Section 106 of the Town and Country Planning Act 1990, as amended **Granted 27/09/20**

**E/12/0552** The breach of conditions 6 (landscaping) and 7 (boundary treatments) of planning permission ref.11/2414 - **Ongoing**

**12/3164** Details pursuant to conditions 5 (all external materials) and 8 (secure cycle parking) of full planning permission reference 11/2414 dated 27-Sep-2012 for erection of five x two-storey dwellinghouses with basements comprising two x four-bed semi-detached houses and three x four-bed terraced houses, eight car-parking spaces, provision of bin store and bicycle stands, with associated hard and soft landscaping and means of enclosure (in place of one x three bed and two x four bed dwellinghouses and eight parking spaces which formed part of the previously approved scheme with LPA ref: 06/1117) and subject to a Deed of Agreement dated 21 September 2012 under Section 106 of the Town and Country Planning Act 1990, as amended **Granted** 22/01/13

## **POLICY CONSIDERATIONS**

### ***Local***

For the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the statutory development plan for the area is the Unitary Development Plan (UDP), which was formally adopted in 2004, and the Core Strategy, adopted in 2010.

### *Brent UDP 2004*

The following are the policies within the UDP relevant to this decision:

#### Strategic

STR3 In the interests of achieving sustainable development (including protecting greenfield sites), development of previously developed urban land will be maximised (including from conversions and changes of use).

#### Built Environment

- BE2 On townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE3 Relates to urban structure, space and movement and indicates that proposals should have regard for the existing urban grain, development patterns and density in the layout of development sites.
- BE4 States that developments shall include suitable access for people with disabilities.
- BE5 On urban clarity and safety stipulates that developments should be designed to be understandable to users, free from physical hazards and to reduce opportunities for crime.
- BE6 Discusses landscape design in the public realm and draws particular attention to the need to create designs which will reflect the way in which the area will actually be used and the character of the locality and surrounding buildings. Additionally, this policy highlights the importance of boundary treatments such as fencing and railings which complement the development and enhance the streetscene.
- BE7 Public Realm: Streetscene
- BE9 Seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.

#### Housing

- H12 States that the layout and urban design of residential development should reinforce or create an attractive and distinctive identity appropriate to the locality, with housing facing streets, and with access and internal layout where cars are subsidiary to cyclists and pedestrians. Dedicated on-street parking should be maximised as opposed to in-curtilage parking, and an amount and quality of open landscaped area is provided appropriate to the character of the area, local availability of open space and needs of prospective residents.
- H13 Notes that the appropriate density for housing development will be determined by achieving an appropriate urban design which makes efficient use of land, particularly on previously used sites. The density should have regard to the context and nature of the proposal, the constraints and opportunities of the site and type of housing proposed.
- H14 The appropriate land density should be achieved through high quality urban design, efficient use of land, meet housing amenity needs in relation to the constraints and opportunities of the site.
- H15 Backland development special regard will be paid to the density and height of the proposal which should be subsidiary to the frontage housing; the privacy and outlook from existing dwellings and in



- particular gardens
- H29 On accessible housing proposes that new and converted housing should be fully accessible for elderly and disabled residents.

#### Transport

- TRN23 On parking standards for residential developments requires that residential developments should provide no more parking than the levels listed in PS14 for that type of housing.
- TRN34 The provision of servicing facilities is required in all development covered by the plan's standards in Appendix TRN2.
- TRN35 On transport access for disabled people and people with mobility difficulties states that development should have sufficient access to parking areas and public transport for disabled people, and that designated parking spaces should be set aside for disabled people in compliance with levels listed in PS15.
- PS14 Residential car parking standards
- PS15 Parking standards for disabled people
- PS16 Cycle parking standards

#### *Core Strategy 2010*

**CP17 Protecting and Enhancing the Suburban Character of Brent** - the distinctive suburban character will be protected from inappropriate development and development of garden space and infilling of plots with out-of-scale buildings will not be acceptable.

#### *Other Council Policies*

The Council produces a series of Supplementary Planning Guidance Notes that give additional information on a variety of issues and which are intended to be read in conjunction with the adopted UDP. These SPG were subject to widespread public consultations as part of the UDP process before being adopted by the Council and given this widespread public consultation the Planning Authority would suggest that considerable weight be attached to them.

#### *Supplementary Planning Guidance No. 17 - Design Guide for New Development*

Adopted by the Council in October 2001, SPG17 aims to encourage high quality design in all new development; protect the character and amenities of existing areas that are worth preserving; create clear and useable guidance for all those involved in the planning and design process; and ensure the effective use of urban land and resources and support sustainable urban regeneration. It is intended to supplement the policies and guidance found in the borough's UDP.

#### *Supplementary Planning Document S106 Obligations*

#### **Regional**

*London Plan 2011*

#### **National**

NPPF

#### **CONSULTATION**

A total of 72 consultation letters were sent to neighbouring owner/occupiers and those properties now constructed in Chanin Mews. A total of 8 representations were received comprising 5 comments and 3 objections. The following comments and objections were made:

<b>Comments/Objections</b>	<b>Officer Comment</b>
Planting should help to break/buffer the overlooking feeling caused by the new development.	The planting was part of the original approval and considered important to protect privacy of the surrounding properties.
Request planting in indent at rear of 149 Melrose Avenue.	The general location of the planting was agreed as part of the previous planning approval. The plans now submitted propose to follow these

	indicative plans. The bike store is located at the end of this garden within the site.
Buildings seem taller than was planned - the upper windows are very visible	The application does not propose to make changes to the height of the approval buildings.
The proposed extra parking hinder access to the parking area and the two private garages.	This layout has since been revised to relocate the spaces so they do not hinder access. Transportation are satisfied with the revised arrangement.
The bike store could be alternatively located so that more boundary planting could be available.	The bike store is considered to be located in an appropriate place to allow access by all residents. This was previously approved by condition.
Concern regarding maturity of trees to be planted – want to ensure provide screening.	Revised details of the landscaping have been submitted to ensure the trees when planted offer screening.
Concerns regarding the nature and extent of planting proposed due to impact on Chanin Mews properties	Planning permission was granted with a condition requiring planting to protect the neighbouring amenity.
Concern about damage caused during construction	This is a civil matter to be resolved between the two parties.

### Internal Consultees

**Transportation:** Parking arrangement considered acceptable. Concern about use of paint to mark spaces.

**Landscaping/ Tree Officer:** Required changes to the trees to be advanced nursery stock so that they will establish more quickly than the slightly larger semi-matures and with less difficulties maintenance-wise. The trees would reach their mature heights over a period of 20-25 years.

## **REMARKS**

### **Background**

This application is for minor material amendments to the previously approved scheme. Changes to Government policy has meant that since 2009 applicants have been able to submit applications for amendments "whose scale and nature results in a development which is not substantially different from the one which has been approved." (CLG, 2009); this is assessed by way of a variation of condition application (S73 of TCPA 1990, as amended).

The site has a detailed planning history as set out above. Most recently, planning permission was granted by the Planning Committee in 2012 for the five x two-storey dwellinghouses with basements, which also sought to resolve matters relating to the ground levels and relationship of the houses to the adjoining properties; this relationship was viewed by Members at the site visit for this application. However, since this approval, the works have not been carried out in full accordance with the approved plans or in full compliance with conditions attached to this planning permission. As a result, this planning application has been submitted in an attempt to regularise the works carried out and provide further details relating to landscape works which were required by condition. It should be noted that this application has been submitted by the developer however a number of the houses within the new development have been sold and are now occupied; the appropriate notifications have been carried out as part of this submission.

As a S73 application, the principle of the development has been agreed therefore consideration will focus on the changes made and whether these are acceptable in policy terms. As such, the assessment will focus on the following matters:

- Revisions to car park layout to provide 10 car parking spaces (previously 8 car parking spaces);
- Details of ground levels to three x four-bed terraced houses and fencing to boundary with properties fronting Gay Close;
- Proposed landscaping details.

### **Assessment**

- ***Revised car park layout to provide 10 car parking spaces (previously 8 car parking spaces)***



The changes to the car parking are as a result of alterations made to the area of hard standing located centrally within the development . At the present time, this area is tarmaced with no demarcation of the parking spaces and the access road is paved.

For the five x four-bedroom dwellinghouse the maximum permissible spaces would be ten spaces; the proposed parking provision is therefore acceptable. Overspill parking is controlled by a clause within a s.106 agreement to prevent residents from applying for parking permits for the Controlled Parking Zone along Melrose Avenue.

Concerns were raised in relation to the location of two car parking spaces proposed adjacent to an existing garage located to the rear of 147a Melrose Avenue. These spaces have since been relocated outside of 5 Chanin Mews so as not to obstruct access to the garage; Transportation consider the revised arrangement to be acceptable. The location of the car parking spaces is not considered to give rise to any adverse amenity impacts.

Whilst the use of paint to mark the spaces is not always the preferred solution, given that the area is already predominantly tarmaced, it is considered the most appropriate solution to permit the spaces to be marked with paint. This will be conditioned with a requirement that car parking spaces are marked out and are maintained thereafter.

#### ***- Details of ground levels to three x four-bed terraced houses and fencing to boundary with properties fronting Gay Close***

Further details of the final ground level were required to be submitted by condition as part of the previous planning approval. In addition, whilst the previous permission supported raising the height of the fence along the boundary with Gay Close, it did impose restrictions so that the fence is at least 2.0m from the ground level of the site and restricted the maximum height of the fence measured from the gardens of Gay Close properties of 2.8m.

This application does not propose to make changes to the ground level and fence height as constructed which in part is higher than envisaged. The most significant change in ground level is where the garden of 7 Chanin Mews is 0.83m higher than approved where it adjoins the gardens with the properties on Gay Close. Whilst this change in level is not insignificant, the fence height is 2.1m from the ground level of the site which would comply with the requirements of the planning approval to help protect the privacy of the neighbouring properties. This does mean that the fence height is 3.1m from Gay Close gardens at this point which is higher than the maximum height approved under the previous consent. However, the impact of this increase in height of 0.3m above the maximum height approved is not considered so significant to warrant refusal. The changes to the levels of the gardens and fence at 6 and 8 Chanin Mews is less significant considered acceptable.

#### ***- Revised landscaping details***

An important part of the previous approval was the requirement to plant trees in the rear gardens of the properties to help protect the amenity of the neighbouring residents. The original plan submitted as part of this application did not propose to plant sufficiently mature trees to provide the level of screening required. On the advice of the Tree Protection Officer, the landscaping plans has been revised to provide trees in the gardens of the properties on Chanin Mews which are advanced nursery stock; these will establish more quickly than the slightly larger semi-mature and many of the trees proposed can grow 6-8m in height.

Overall the proposal is considered to provide a suitable planting in the garden to help provide privacy to the adjoining properties whilst also provide usable amenity space for occupiers of the houses in Chanin Mews.

#### **Conclusions**

The changes proposed are not considered acceptable subject to the landscape works being carried out in a timely manner. The obligations secured through the previous S.106 agreement remain applicable to this consent.

#### **REASONS FOR CONDITIONS**

**RECOMMENDATION:** Grant Consent

#### **REASON FOR GRANTING**

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

Brent Unitary Development Plan 2004  
Brent Core Strategy 2010  
The London Plan 2011  
Council's Supplementary Planning Guidance No. 17  
Council's Supplementary Planning Document Section 106 planning obligations

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 hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

09051/LD.01 Rev E *Landscaping*  
09051/LD.02 Rev B *Landscaping*  
AR/MA/01 Rev C  
Landscape Maintenance Schedule  
Landscape Management Plan

Details approved under 11/2414

09051/OS; 09051/S.00 Rev A; 09051/S.01; 09051/DT.01 Rev B; 09051/DT.02 Rev A; 09051/DT.03 Rev A; 09051/GA.00 *House Type 2 & 3 Basement FI*; 09051/GA.01 Rev A *House Type 2 & 3 Ground FI*; 09051/GA.02 Rev A *House Type 2 & 3 First FI*; 09051/GA.03 Rev A *House Type 2 & 3 Roof Plan*; 09051/GE.00 Rev A *HT 2 & 3 Elevations*; 09051/GE.01 Rev A *HT 2 & 3 Elevations*; 09051/GS.00 *HT 2 Section*; 09051/GA.00 *HT 1 Basement & Ground*; 09051/GA.01 *HT 1 First & Roof Plan*; 09051/GE.00 *HT 1 Elevations*; 09051/GE.01 *HT 1 Elevations*; 09051/GS.00 *HT 1 Section AA*

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

- (2) Within 2 months of the date of this decision, all landscaping works shall be completed in full accordance with the approved plans.

Any retained trees and shrubs or those planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority. In the case of the loss of retained trees these shall be replaced at the ratio of 2:1 (two new trees to one lost tree).

The management and maintenance shall adhere to the approved Landscape Maintenance Schedule and Landscape Management Plan.

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

- (3) Notwithstanding the provisions of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order

with or without modification), no enlargement, improvement or other alteration of the dwellinghouses or their curtilage shall be carried out, unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: In view of the restricted size of the site for the proposed development no further enlargement, increase or alteration beyond the limits set by this permission should be allowed without the matter being first considered by the Local Planning Authority, to prevent an over development of the site and loss of amenity to adjoining occupiers.

- (4) The secure covered storage area for a minimum of 14 secure cycle parking spaces approved under reference 11/2414 shall be provided within 1 month of the date of this decision. These facilities shall thereafter be retained for the use by residents of Chanin Mews.

Reason: To ensure satisfactory facilities for cyclists.

- (5) There shall be no change to the existing perimeter fencing and ground levels as approved without the prior written permission of the local planning authority.

Reason: To protect the amenity of neighbouring residents.

- (6) The approved car parking layout as shown on drawing 09051/LD.01 Rev E shall be marked out in white paint within 1 month of the date of this decision. The marking shall be maintained for the lifetime of the development.

Reason: To provide an acceptable level of parking and a safe and suitable arrangement.

**INFORMATIVES:**

- (1) The applicant is advised that the enforcement case E/12/0552 will remain open until all required works have been implemented.

**REFERENCE DOCUMENTS:**

Any person wishing to inspect the above papers should contact Rachel McConnell, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5223