

**Supplementary Information
Planning Committee on 24 February,
2010**

Item No. **3**
Case No. 09/1851

Location 7-8 Elmwood Crescent, London, NW9 0NL
Description 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 rooflights 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)

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Recommendation:

The recommendation has been changed from 'Grant planning permission', to 'Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment and Culture to agree the exact terms thereof on advice from the Borough Solicitor'. This is to secure the submission of and adherence to a Management Plan to ensure that preference be given to placing Brent residents in any vacant spaces available in the facility, and to ensure that the cost of such places is comparable and competitive in the market, for the lifetime of the development. Details of the proposed heads of terms are given under "Section 106 notes".

Site visit:

The site was visited on the 20th of February, and several issues were raised by residents, Councillors and Members, which will be addressed below:

- Rear and side extensions: Authorised extensions have been made to the property in the past including a 2-storey rear extension (3.8m deep), a single-storey rear extension (1.2m deep), and a rear conservatory (a further 2.4m deep). A single storey side extension adjacent to 9 Elmwood Close has also been previously approved, in addition to a 2-storey extension on the opposite side of the dwelling. These extensions have been previously considered consistent with the intentions of SPG5, as the splayed and spacious nature of the site results in reduced impacts on neighbouring properties. As discussed in the main report, the proposed extensions occupy the exact footprint of both the existing rear conservatory and the demolished side extension (which Members will have viewed on site). The height of the proposed side extension complies with SPG5 guidance. The height of the proposed rear extension is 0.4m higher than the existing conservatory, but due to the distance of the extension from the site boundary, would not have a significant additional impact on neighbouring amenity.
- Existing disturbance from the special school: As discussed in the main report, the proposed use of the premises has been presented as being not significantly different from the use of the properties by two large families (the original use of the properties) in terms of noise and disturbance. It is not therefore considered that the proposal would add significantly to existing problems.
- Difference between the current application and application 06/1398: Application 06/1398 proposed the demolition of the existing building, and the erection of a new building which had a significantly larger footprint, and had a 2-storey element approximately twice the

depth of the neighbouring dwelling at 9 Elmwood Crescent. The scale of this development was out of context with the prevailing character of the area, and significantly different to that being proposed by the current application. This application was refused on the basis of the design and scale of the proposed buildings, and the intensity of use resulting from the inclusion of 6a Elmwood Crescent in the proposal.

- Behavioural issues: A local shopkeeper raised the issue of existing behavioural issues relating to residents of a nearby care home. There is an existing mental health in-patient rehabilitation facility nearby. The main report addresses the difference between the client groups, and type of care provided at this facility compared to the proposed facility. A Management Plan is proposed to ensure that this difference is maintained.
- Local buses: The 204 bus stops near the end of Elmwood Crescent, and the 302 runs down Roe Green/ Stag Lane. Also nearby are the 32 and 142 on Edgware Road, and the 183 and 683 on Kingsbury Road.
- Suitability of ground floor front-facing bedrooms: These rooms would provide an acceptable level of accommodation similar to many other residential properties with similar bedroom orientations. Communal rooms with views and access to the rear garden are also proposed.

Consultation:

The Consultation section of the main report noted that no representations were made by Councillors in respect of the application. Councillor Jim Moher did, however attend a meeting that Officers held with local residents, and a visit to two Mason Moti facilities in Enfield. Councillor Moher expressed various concerns shared by residents, which are addressed in the main report. Subsequently, Councillor Moher has raised issue with the ability of emergency vehicles to access the property. The cul-de-sac layout is an existing situation, which the proposal does not materially affect. Emergency vehicles may need to access the cul-de-sac regardless of whether the application site is used as a single family dwelling or as supported housing.

A petition was received today, the 24th of February, with 139 signatories in objection to the proposal. No new reasons of objections were raised.

Conditions:

Condition 9 (page 51) shall be altered by the removal of the words "and shall be maintained thereafter to the satisfaction of the Local Planning Authority" and replaced with the following: "Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority."

As previously discussed, it is proposed to remove condition 11 (page 51), which relates to the submission of a management plan.