

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

Item No.                   **15**  
Case No.                   09/2571

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Location       32-34 inc, Brook Avenue, Wembley, HA9 8PH  
Description    Demolition of 3 two-storey properties and erection of a part 5- and part 10-  
storey block to provide a total of 44 flats as affordable housing, comprising 2 x  
one-bedroom, 29 x two-bedroom and 13 x three-bedroom flats, with formation  
of new vehicular access, associated amenity space and landscaping, provision  
of 17 underground car-parking spaces and cycle and refuse stores

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**Recommendation: Remains Approval**

Revised Drawing Numbers:

Proposed site plan - BROSEHGA000011 Rev C  
External Works Plan - BROSEHLAN000020 Rev E  
Basement Plan - BROSEHGA000012 Rev D  
Ground floor plan - BROSEHGA000013 Rev J  
Floor plans - Floors 1-4 - BROSEHGA000014 Rev H  
Floor plans - Floors 5-9 - BROSEHGA000015 Rev H  
Proposed Section - BROSEHSEC000017 Rev E  
Proposed Elevations - BROSEHELV000018 Rev D  
Proposed Elevations - BROSEHELV000019 Rev C  
Roof plan - BROSEHGA000016 Rev C  
Elevation Detail - BROSEHDET000025 Rev A

**Flooding**

A response has been received from the Environment Agency who raised no objection to the scheme subject to the measures proposed within the Flood Risk Assessment being complied with in full. This is secured by condition 2 of the planning permission which lists an external works plan which complies with Environment Agency requirements and the approved Flood Risk Assessment.

**Landscaping**

During the Committee site visit members asked what was happening with the trees to the front of the site. The Council's Landscape Design Team have confirmed that these trees are unlikely to survive the building works proposed. However the majority of the site frontage is to be landscaped. Full details of a landscaping scheme that will include details of suitable replacement trees will be secured through condition 4.

Members also asked if any changes were proposed to site levels. The applicant has provided existing and proposed sections through the site demonstrating that levels are to remain largely unchanged providing a useable amenity space for future occupants and avoiding raising any concerns in relation to neighbouring residential amenity or flooding.

**Lifetime Homes/Wheelchair Units**

The floor plans provided show that 4 wheelchair accessible units are proposed. In addition all units are designed to meet lifetime homes standards. A condition is recommended which secures this provision. This reads:

*condition 18 - The units hereby approved shall not be occupied unless details are submitted to the Local Planning Authority which confirm that lifetime homes standards and a minimum of 4 wheelchair accessible units have been provided within the development.*

*Reason: In the interest of providing accessible and adaptable accommodation for future users.*

**Condition revisions following legal advice:**

condition 8 replace "Such landscape works"with "the approved playspace scheme"

condition 9 delete last sentence of reason including reference to financial loss  
add - the Landscape Management Plan as approved (or as amended in agreement in writing with the Council) shall be implemented on first occupation of the development and throughout the lifetime of the development.

condition 11 - remove 'prior to the commencement of work on site'

condition 16 - add- 'and the approved construction method statement shall be fully implemented during construction of the development'