

**Supplementary Information  
Planning Committee on 3 February,  
2010**

Item No. 8  
Case No. 09/1851

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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 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).

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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 Environmental Services to agree the exact terms thereof on advice from the Borough Solicitor'. The reason for doing this is to secure the submission of and adherence to a Management Plan which addresses various elements of the management of the proposed facility.

This Management Plan was previously to be required by condition, however on advice from Brent Legal Services, it is now considered more appropriate to secure this by legal agreement 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'. It is recommended that the proposed condition requiring the submission of the management plan (11) be removed.

**Consultation:**

The Consultation section of the main body of the report noted that no representations were made by Councillors in respect of the application. While no written representations were received, Officers wish to clarify Councillor Jim Moher's contribution to the consultation process. As reported in the Consultation section, Councillor J Moher attended both a meeting that Officers held with local residents, and a visit to two Mason Moti facilities in Enfield. During these, Councillor Moher expressed various concerns that were shared by residents, all of which are addressed in the main body of the report.

Subsequently, Councillor J Moher has raised issue with the ability of emergency vehicles to access the property, due to the layout of the cul-de-sac, at the end of which the application site is situated. Although Officers note the reasonably tight street layout, this is clearly an existing situation, which the proposal is not considered to 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.

**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.

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