
Location	338-346 inc, Stag Lane, London, NW9
Description	Alterations to outbuilding, single-storey rear extension to commercial units, alterations to shopfront and internal alterations to form one retail unit from 3 separate existing commercial units (two retail and one office), alterations to the existing 3 first-floor flats, alterations to and extension of roof to form 4 rear dormer windows to create loft floor and provide a total of 6 self-contained flats, comprising 4 two-bedroom and 2 one-bedroom flats, replacement of 2 front and 2 rear first-floor windows and all windows to side elevations, formation of 6 car-parking spaces, provision of cycle and bin store and associated landscaping

Agenda Page Number: 71

1. To ensure separation between the retail and residential elements, the applicants were advised to move the cycle stand for shop employees and the set of doors along the south-facing flank wall to the rear. The cycle parking has been relocated but, the doors have been retained for fire exit reasons. Revised drawings nos. 1516/101E and 1516/101E were submitted. Officers consider this arrangement acceptable.

2. Section 106 Notes

Bullet Point no. 2 should be corrected to read

A contribution of £9,000, due on material start and index-linked from the date of Committee, for Education, Sustainable Transportation and Open Space & Sports in the local area. The reason for this is that currently there are 3 flats with a total of 7 bedrooms (comprising 2 x 2 bedroom and 1 x 3 bedroom). The proposed increase of 3 bedrooms requires a contribution of £9000.

3. Officer's site visit confirmed that the gates within the boundary fence between this property and the neighbouring no. 336 Stag Lane lead to an outbuilding within the rear garden of no. 336 Stag Lane. A notice on the front door of no. 336 Stag Lane indicates that this rear outbuilding houses ALB Signwriters Ltd. A phone number, website details and email address is also given.

No planning or council tax records exist to confirm the use of the outbuilding at no. 336 Stag Lane. Your officer has spoken to the director of ALB Signwriters who has confirmed that the outbuilding has been accessed via the proposed site for many years and that the outbuilding has been used for storage purposes for many years as well. Your officers have accordingly written to ALB Signwriters asking for confirmation and advising that they should apply for retrospective planning permission or a certificate of lawfulness for existing use as the case may be. Owners of no. 336 Stag Lane have confirmed that they have a right of way to access the above rear outbuilding from the driveway of this property. Accordingly the following informative stating that the right of way should be maintained is added to this recommended approval:

Informative:

A realigned rear service access should be provided where an existing right way will be obstructed by development

4. The Residents Association have removed its objection as all their concerns have been

addressed to their satisfaction.

5. Environmental Health require a noise and vibration assessment relating to the air conditioning to the retail unit. Appropriate sound insulation to mitigate against noise transmitted between flats is also required. Accordingly the following conditions are attached to this recommended approval:

Condition 9:

Any air conditioning plant or refrigeration shall be installed so as to prevent the transmission of noise and vibration into any neighbouring premises and noise levels from this plant shall be 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises.

An acoustic assessment shall be undertaken to verify that this can be achieved, including a scheme of insulation works to mitigate the noise should the predicted levels exceed those specified in this condition, and submitted to the Local Planning Authority for approval prior to commencement of the works.

Reason: To safeguard the amenity of future occupants

Note: The method of assessment should be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. It is recommended that an approved Acoustic Consultant produce a report.

Condition 10:

No development shall take place before a scheme for adequate sound insulation to walls and/or floors between units in separate occupation hereby approved has been submitted in addition to building regulations and approved in writing by the Local Planning Authority. Thereafter none of the flats shall be occupied until the approved scheme has been fully implemented.

Reason: To safeguard the amenities of the occupiers.

Recommendation: Remains Approval

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