

RECEIVED: 12 February, 2010

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: 1-28, Charles Goddard House, High Road, Wembley, HA0

PROPOSAL: Partial demolition of existing building, renovation of retained part of building to provide 5 flats (1 one-bedroom, 4 two-bedroom) and erection of a new four-storey building, comprising 20 extra care (one-bedroom) housing units, with provision of 4 off-street parking spaces, cycle- and refuse-storage areas and associated landscaping to site

APPLICANT: Willow Housing & Care Ltd

CONTACT: King Sturge LLP

PLAN NO'S:
As specified in Condition 2

RECOMMENDATION

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

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Contribution of £16,000 towards non-car access/highway safety improvements and/or parking controls in the area
- 100% social rented extra care housing
- 100% intermediate housing within Charles Goddard House
- Sustainability - submission and compliance with the Sustainability check-list ensuring a minimum of 50% score is achieved and Code for Sustainable Homes level 3 for the new extra care housing block, with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.
- Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that its unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.
- Join and adhere to the Considerate Contractors scheme.
- Removal of the rights of residents to apply for parking permits.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning

Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

The subject site occupies a corner location fronting both Wembley High Road and Napier Road. The site is currently occupied by Charles Goddard House, a locally listed building, which fronts Wembley High Road and a 1980s building providing sheltered housing to the rear. These buildings are connected by a single storey link. Napier Road is characterised by two storey dwellinghouses which are varied in style. Wembley High Road also has a mixed character with properties varying in both age and size and ranging from two storey 1930s dwellinghouses to more modern four-storey flat developments.

PROPOSAL

This application seeks full planning permission for the demolition of the existing building which occupies the southern portion of the site and the Napier Road frontage thus retaining the locally listed Charles Goddard House which fronts the Wembley High Road. The proposed replacement building will be four storeys with the top floor being mostly contained within the roofspace. Landscaping is proposed in front of the replacement building including the retention of protected trees. This building provides 100% social rented accommodation for tenants with dementia.

Charles Goddard House, the locally listed, Arts and Crafts style building on the northern end of the site is proposed to be converted into 5 flats with amenity space being provided all around the building and in the form of a roof terrace for the second floor unit. Works to the fenestration and a two storey side extension are proposed to facilitate the conversion of this building. The five units are proposed to be shared ownership and would be car-free.

The scheme proposes the removal of an existing access to Wembley High Road and instead, provides access on Napier Road with 3 extra care parking spaces and a set down area. Cycle stores and refuse stores are provided for both the shared ownership units and the extra care housing units in two separate locations in order to be convenient for the occupants of each building.

HISTORY

No relevant recent planning history

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

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).

STR5 - A pattern of development which reduces the need to travel, especially by car, will be achieved.

STR9 - The Council will ensure that development proposals do not conflict with the role of GLA Roads and London Distributor Road whilst discouraging through traffic on local roads.

STR11 - The quality and character of the Borough's built and natural environment will be protected and enhanced.

STR12 - Planning decisions should protect public health and safety and in particular, support the achievements of targets within the National Air Quality Strategy.

STR13 - Environmentally sensitive forms of development will be sought.

STR14 - New development to make a positive contribution to improving the quality of the urban environment in Brent

STR15 - Major development should enhance the public realm.

BE2 - Townscape: Local Context & Character
BE3 - Urban Structure: Space & Movement
BE4 - Access for disabled people
BE5 - Urban clarity and safety
BE6 - Public Realm: Landscape design
BE7 - Public Realm: Streetscene
BE9 - Architectural Quality
BE12 - Sustainable design principles
EP10 - Protection of Surface Water
TRN1 - Transport assessment
TRN3 - Environmental Impact of Traffic
TRN4 - Measures to make transport impact acceptable
TRN10 - Walkable environments
TRN11 - The London Cycle Network
TRN14 - Highway design
TRN23 - Parking Standards – residential developments
TRN24 - On-Street Parking
TRN35 - Transport access for disabled people & others with mobility difficulties
PS14 - Residential Parking Standards
PS15 - Parking for disabled people
PS16 - Cycle parking standards

Brent Council Supplementary Planning Guidance and Documents

SPG12 - Access for disabled people
SPG17 - Design Guide for New Development
SPG19 - Sustainable design, construction and pollution control
SPD - Section 106 Planning Obligations

Mayor of London

The London Plan Consolidated with Alterations since 2004

Mayor of London Supplementary Planning Guidance

- Sustainable Design and Construction (May 2006)
- Planning for Equality and Diversity in London (October 2007)
- Accessible London: Achieving an Inclusive Environment (April 2004)

Planning Policy Guidance and Statements

PPG13- Transportation
PPS1- Delivering Sustainable Development
PPS1 - Supplement: Planning and Climate Change
PPS22 - Renewable energy

SUSTAINABILITY ASSESSMENT

The applicants have submitted a TP6 Sustainability Checklist which they have scored at 54% (Very Positive). However, your officers have scored the Checklist at 49 % (Fairly Positive). Whilst this falls below the minimum level that is normally considered acceptable, this could be brought up to an acceptable level through the provision of additional information regarding measures such as the incorporation of SUDS and permeable paving for the hardsurfaced areas within the sites. Further detail regarding the implementation of measures identified within the Checklist can be provided within the Sustainability Implementation Strategy that is to be secured through the Section 106 agreement.

The Energy Demand assessment that has been submitted examines the proposal having regard to the energy hierarchy that is set out within the London Plan. Your officers concur with the applicants that CHP is not feasible within this development. However, your officers have requested further information regarding the methods of calculations of total CO2, the level of reduction associated with the "Be Lean" measures, and the feasibility of some on-site renewable options. Additional information that is received will be discussed within the Supplementary Report.

CONSULTATION

Standard three week consultation period carried out between 18 February 2010 and 11 March 2010 in which 121 properties and ward councillors were notified. In addition site notices have been put up around the site. 1 objection has been received from a ward councillor raising concerns regarding the impact of the development on existing parking pressures and requesting car-free development from the extra care accommodation and the shared ownership flats.

Internal Consultees

Transportation - No objections subject to legal agreement securing a car-free agreement for the shared ownership units and a financial contribution towards highways improvements and conditions relating to cycle parking, access width and reinstatement of redundant crossovers. The removal of the access from the High Road is welcomed.

Urban Design - Good quality materials are recommended for the development and improvements to detailing have been secured. Minor concerns raised regarding some elements of the design including fenestration and entrances and the bulk and massing relative to adjacent residential buildings.

Landscape Design - Recommends the removal of the High Road access in order to improve amenity space provision for shared ownership flats and defensible space for ground floor units. Minor revisions recommended to cycle storage. These matters have been addressed in a revised submission. TPO trees are present on site. A revised tree report has been provided as the initial tree report contained a number of errors. Comments regarding the revised tree report have not yet been received and will be reported in the supplementary.

Sustainability - No comments received to date however matters would be dealt with through a S106 agreement.

Environmental Health - No objections subject to conditions

REMARKS

Design Approach

The redevelopment of the site has been the subject of pre-application discussions to provide new social rented accommodation for people suffering with, or showing early symptoms of, dementia. The retention, refurbishment and conversion of Charles Goddard House forms part of the proposed redevelopment. The converted building will provide 5 new shared ownership units. A two storey extension is proposed to Charles Goddard House to facilitate its conversion together with minor changes to fenestration. All of these works take their design cues from the original building thus maintaining its traditional Arts and Crafts character. In particular, timber detailing on the gable of the extension is proposed and head detailing above the fenestration is shown. All windows would be timber and a significant number of sash windows are maintained. The quality of the redevelopment is considered to rest on the quality of materials proposed thus samples of materials would be required by condition prior to the commencement of works.

The new extra care housing building which fronts Napier Road also adopts a traditional design

approach which seeks to complement the locally listed Arts and Crafts building, Charles Goddard House. This building provides accommodation over four floors although the top floor of accommodation is contained largely within the roofspace. The building has been broken down using a number of architectural devices which seek to reduce the bulk and massing of the building. These include a series of projecting gable-ended elements connected by narrower recessed sections. This seeks to complement the established rhythm within Napier Road. A number of traditional elements seen on Charles Goddard House are replicated on the new building including timber detailing on one gable and head detail above the windows. Situated centrally within the front elevation is an emergency staircase which is proposed to be clad using zinc cladding matching the cladding proposed for the side and rear dormers and the lift shaft. Details of all materials would be secured by a condition requiring samples to be submitted prior to the commencement of works on site in order to ensure a satisfactory palette of materials are secured for the development.

Siting, scale and density

The replacement building proposed on the southern end of the site has been designed to maintain the existing building line in Napier Road. A communal garden provided to the rear of the building. The most sensitive relationship in terms of the scale of the building is where the site adjoins number 2 Napier Road, a two storey property which has been subdivided into 2 flats and which has habitable room windows facing the southern boundary of the site. The existing building is two storeys high adjacent to the boundary shared with 2 Napier Road. SPG17 advocates that any new development adjacent to habitable windows should be set down in height so as to avoid breaching a 30 degree angle taken 2m above the ground level from the window in question. It is noted that the proposed building breaches this line thus failing to satisfy council guidelines. Nevertheless the three storey element has been limited in depth and set further away from the shared boundary in comparison with the existing building. A daylight and sunlight report has also been submitted which demonstrates that the relationship with habitable windows in these neighbouring flats would be improved by the new development. As it is not considered that any significant harm would result from the new development despite a failure to adhere strictly with council guidance, and an improvement is noted in terms of daylighting and outlook the proposal is, on balance, considered to have a satisfactory relationship with this neighbouring property.

The replacement building has also been designed to maintain space between the upper floor habitable room windows proposed in the rear of the building and the rear boundary shared with the residential garden belonging to 573 High Road. SPG17 requires a distance of 10m between habitable windows and site boundaries whereas the scheme only achieves a distance of 7m. The shortfall has been addressed through the use of obscure glazing where a direct view of residential gardens would be provided in order to prevent any significant harm to the existing amenities of this property. A condition is recommended preventing the replacement of the obscured glass in the future to ensure that this satisfactory relationship is maintained.

The conversion of Charles Goddard House to new shared ownership flats proposes habitable room windows at ground and first floor levels in the western wall of the new extension, 7m from the side boundary shared with 573 High Road. Whilst the majority of these windows will be provided with a view of the blank flank wall of this property or of the front garden, it is noted that one bedroom window belonging to the first floor flat will be afforded a view of a first floor window situated in the side wall of the existing property. This is considered to serve a stairwell however and not habitable accommodation and is therefore not considered to raise any significant concerns in relation to a loss of privacy to the occupants of this property.

It is noted that the scale and massing of the building is larger than the existing building and the remainder of Napier Road however this is considered appropriate for a corner site. The height of the replacement building on the southern end of the site, whilst taller than the adjacent two storey dwellings, provides a stepped increase with three storey elements at either end of the building. Furthermore the series of projecting elements are considered to be appropriate devices to ensure the bulk of the building is broken down in a way which respects the rhythm of the existing street

scene. Most importantly perhaps is the setting of the building which is characterised by a number of protected trees on the site frontage. The applicants have provided arboricultural information which ensures that these trees would be protected during works and retained in order to ensure a good quality setting for the new building. This, together with space around the building is considered to result in a scheme which is appropriate in scale to maintain the character of the existing area.

The residential density of the proposed scheme has been calculated to be 233HR/ha. The London Plan indicates the site to fall within the density range of 200-700HR/ha appropriate for a site within an urban context with a PTAL rating of 4. The density of the proposed scheme is therefore considered appropriate for its location. Furthermore it is noted that the scheme does not seek to increase the density of the site from the existing density, rather there is loss of bedsit units within the site in order to provide better facilities to support the needs of occupants suffering with dementia as the existing accommodation does not meet current standards and is therefore under-utilised.

Quality of Accommodation

Unit Size: All units within the development (both shared ownership units and the extra care housing units) meet or exceed the minimum size guidelines advocated by SPG17.

Light and outlook: Outlook from habitable rooms windows within the new extra care housing meet the standards outlined within this guidance to ensure an adequate standard of outlook. One exception to this is noted in Units 7 and 14 on the first and second floors of the extra care housing building. These windows are only 7m from the boundary and, in order to preserve the amenities of the occupants of 573 High Road, obscured glazing is proposed in windows with a direct view of the amenity space belonging to this property. Whilst this is not an ideal solution other glazing is provided within the relevant rooms to ensure adequate light and outlook for the future occupants of these units and as such, this issue is not considered to warrant a reason for refusal.

Outlook for the proposed flats within Charles Goddard House looks onto amenity space surrounding the building. Although some windows are in close proximity with the boundaries designated for this building, the majority achieve a distance of 4m from these boundaries which is only marginally less than the 5m distance recommended by SPG17. Privacy for the ground floor units is ensured through landscaping buffers and designated spaces around windows which would be used solely by the occupants the relevant ground floor units. As such, the proposed flats are considered to be offer satisfactory outlook and privacy for future occupants.

External amenity space: For the extra care housing block, a large amenity space is provided to the rear of the building. The size of this space satisfies standards advocated by SPG17. The development also includes a communal conservatory structure which supplements private habitable accommodation and overlooks the garden providing all residents with a means to enjoy the amenity space from inside the building.

Amenity space for the flats in Charles Goddard House would be provided for the ground floor units in the form of private garden areas. The second floor unit also has a small amount of amenity space in the form of a roof terrace. No amenity space provision has been allocated to the first floor units and it is unlikely that the ground floor space to the west of the building would be used by the occupants of these units due to their limited size as is envisaged by the applicants. Whilst amenity space for all new units is advocated by SPG17, it is noted that the site is in close proximity to Barham Park (around 360m away) and even closer to a new open space in St Johns Church. As such, the lack of amenity space in this location is not considered to warrant a reason for refusal. A further landscaping plan designating the spaces around Charles Goddard House as private space for the ground floor units has not yet been provided although this has been agreed with the applicants. Confirmation that this has been received will be provided within the supplementary report.

Cycle storage: Covered cycle storage is provided in accordance with council standards. The details of the design of these facilities can be secured by condition.

Refuse storage: Refuse storage is provided which meets the council's adopted standards. These facilities are situated in a suitable location for both residents and servicing.

Landscaping

The subject site contains a number of protected trees and required the submission of a tree report. The initial tree report displayed a number of inaccuracies and was considered unacceptable however the applicants have now provided a new report. Comments have not yet been provided by the council's Arboricultural Officer but will be reported in the supplementary.

During the course of the application the landscaping scheme has been amended removing an existing vehicular access from the High Road which increases the proportion of landscaping areas allocated to the flats proposed within Charles Goddard House. This amendment is welcomed. Further amendments have been requested increasing the provision of amenity space for these units further through the removal of the four off-street parking space. Verbal confirmation that this has been removed has been provided by the applicant however confirmation that revised plans securing this amendment have been received will be reported within the supplementary.

A detailed landscaping scheme which shows satisfactory planting and boundary treatments can be secured by an appropriate condition which is recommended. Conditions are also recommended which ensure adequate protection measures for the protected trees on site during the works in order to preserve the character of the Napier Road frontage.

Parking and Servicing

The five new shared ownership units within Charles Goddard House are proposed to be car-free. The restriction of the future occupants from acquiring permits will be secured through the legal agreement. The new building which provides 20 extra care units will provide 3 parking spaces on-site for staff and residents in addition to a set-down space. The maximum parking standard for the development is calculated to be 10 spaces. The site frontage along Napier Road would provide on-street parking space for 6 car parking spaces. This provision, together with the on-site parking provision does not exceed maximum standards and is therefore considered to be in line with council policies.

Whilst the councillor objection relating to the need for a parking permit restriction for the extra care units is noted, this is not considered necessary by officers as the units are intended to house tenants suffering with or showing early symptoms of depression. As such, officers consider it unlikely that car ownership levels would result in a significant demand for on-street parking spaces in a way which would significantly exacerbate existing parking pressures.

Vehicular access to the site is provided from Napier Road. Gates are situated in a suitable location within the site which ensures no waiting on-street will occur. Conditions are recommended in relation to the new access together with conditions which ensure the removal of existing accesses at the applicant's expense.

Conclusion

Your officers consider that the proposal will achieve an adequate standard of residential accommodation whilst maintaining the amenities of surrounding residents. The proposed development is considered to be an appropriate density within this context and acceptable in terms of scale and design maintaining the character of the locally listed building Charles Goddard House and the general character of the area. The success of the scheme will be largely dependent on the

quality of materials and detailing which can be secured by condition to ensure compliance with development plan policies. As such it is recommended that the scheme be approved.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance

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
- Environmental Protection: in terms of protecting specific features of the environment and protecting the public
- 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 to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

Drawings:

Site Plan (unnumbered)	Location Plan
(unnumbered)	
Location Plan A5934/2.1/020	Existing site plan
A5934/2.1/021	
Existing site constraints A5934/2.1/022	Existing floor plans
A5934/2.1/023	
Existing street elevations A5934/2.1/025	Existing elevations
A5934/2.1/024	
Conversion Elevations A5934/2.1/034A	Floor plans for conversion
A5934/2.1/029A	
Landscaping plan A5934/2.1/030A	Ground floor/site layout
plan A5934/2.1/026B	
Proposed first and second floor plans A5934/2.1/027A	Third floor & roof plan
A5934/2.1/028A	
Proposed elevation 1 A5934/2.1/032A	Proposed
elevations 2 A5934/2.1/033A	
Proposed street elevations A5934/2.1/031A	3D Visuals A5934/2.1/035
3D Visuals A5934/2.1/036	3D Visuals A5934/2.1/037

Documents:

Affordable Housing Statement

Daylighting and Sunlighting Report Ref K/08/0026A/C PSD/G28 Dated February 2010

Planning Statement by King Sturge Dated February 2010

Air Quality Assessment produced by Air Quality Consultants Ltd Dated February 2010

Transport Statement produced by WSP Development and Transportation Dated February 2010

Environmental Noise Impact Assessment produced by ADT Ltd. Dated 11 February 2010

Energy Demand and Sustainability Assessment for 20% Renewable Target Report Ref G6/K090082/CNM/G6 Rev A Dated February 2010

Arboricultural Impact Appraisal and Method Statement Produced by Barrell Tree Consultancy Dated 16 March 2010

Design and Access Statement produced by PRP

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

- (3) The rear windows in Units 7 and 14 on the first and second floors of the extra care housing building shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) as shown on approved plan number A5934/2.1/027A and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

- (4) The redundant vehicular crossover from the site onto High Road, Wembley shall be reinstated to footway/verge at the applicant's expense, prior to occupation of any unit hereby approved.

Reason: In the interests of pedestrian safety

- (5) Notwithstanding the plans hereby approved, the driveway from Napier Road onto the site shall include the provision of a 300mm margin between the 4.1m driveway and the extra care building.

Reason: In the interest of pedestrian safety.

- (6) The car parking spaces provided shall be retained solely for use by persons associated with the extra care housing facility.

Reason: In order to ensure adequate parking provision for the extra care housing facility.

- (7) Prior to the occupation of any part of the approved development all parking spaces, turning areas, access roads and footways shall be constructed and permanently marked out in accordance with approved plan number A5934/2.1/026B. Thereafter these areas shall be retained and used solely for the specified purposes in connection with the development hereby approved and shall not be obstructed or used for any other purpose.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the

proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and along the neighbouring highways and in the interests of pedestrian safety.

- (8) No development shall commence unless details of materials for all external work, including samples, have been submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (9) No development shall commence unless all areas shown on the plan(s) and such other areas as may be shown on the approved plan(s) shall be suitably landscaped and a scheme is to be submitted to and approved in writing by the Local Planning Authority. Such landscape works shall be completed prior to occupation of building.

Such details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (ii) Hard surfaces including details of materials and finishes. These should have a permeable construction.
- (iii) Proposed boundary treatments including walls and fencing, indicating materials and heights.
- (iv) Screen planting along the site boundaries.
- (viii) All planting including location, species, size, density and number including 80% native species within the rear garden area.
- (ix) Any sustainable construction methods which are to be used.
- (x) Trees to be retained within the site.

Any trees and shrubs planted in accordance with the landscaping scheme, including those trees indicated to be retained, 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.

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.

- (10) No development shall commence unless a Landscape Management Plan for maintenance of all hard and soft landscape areas is to be submitted to and approved in writing by the Local Planning Authority. This should comprise a maintenance schedule and any specific management duties and may include any of the following:-

- (i) Regular watering of trees/shrubs, especially during dry periods in the first 2 years of establishment.
- (ii) Spot weeding and application of appropriate herbicides or fungicides if necessary.
- (iii) Inspection and checking of all plants and for health and/or damage to plants.
- (iv) Mowing/grass-cutting regimes to amenity lawns, sports turf, rough grass or wildflower grass.
- (v) Loosening of tree ties, mulching, necessary removal of tree stakes and pruning if necessary.
- (vi) Necessary pruning, dead heading, trimming, mulching of shrubs.

- (vii) Removal of litter, debris or any other detrimental material from all hard and soft landscape.
- (viii) Digging over, aerating, composting, mulching application of fertilizer as appropriate to soils.
- (ix) Care not to damage any trees or shrubs by strimming and adding protection as required.
- (x) Necessary cleaning and repair of all hard materials and elements including permeable paving.

The Landscape Management Plan as approved (or as amended through an agreement in writing with the Council) shall be implemented on first occupation of the development and throughout the lifetime of the development.

Reason: To ensure the survival and ongoing vitality and of all plants and soft landscape. To ensure that the environment for the local community and residents continues to remain pleasant and attractive indefinitely.

- (11) Prior to the commencement of any works on site (including demolition), tree protection details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Local Planning Authority. These shall adhere to the principles embodied in BS5837:2005 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experience arboricultural consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure retention and protection of trees on the site in the interests of amenity.

- (12) No development shall commence unless details of the provision of a minimum of 5 secure cycle-parking spaces for the shared ownership flats and 4 secure cycle-parking space for the extra care housing units shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in full accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- (13) Prior to the commencement of the development hereby approved a construction method statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development and the approved construction method statement shall be fully implemented during the construction of the development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

- (14) Prior to the commencement of works, a report prepared by an approved Acoustic Consultant, prepared in accordance with BS4142:1997: "Rating Industrial Noise Affecting Mixed Residential and Industrial Areas", which demonstrates that any air-conditioning plant or biomass plant or similar equipment is 10dB(A) or greater below the measured background-noise level at the nearest noise-sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed extract and ventilation plant and equipment will not be harmful to residential amenity.

- (15) The units hereby approved shall not be occupied unless an acoustic report has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the details approved through condition number 14 have been achieved ensuring that "reasonable" resting levels of noise attenuation have been secured in accordance with standards set out within BS6472:1992 *"Evaluation of human exposure to vibration in buildings"*.

If "reasonable" noise levels have not been achieved, the report will detail what additional measures will be undertaken to ensure that they are achieved. These additional measures shall be implemented prior to the occupation of the building in accordance with the details so approved.

Reason: To ensure satisfactory noise levels for the future occupants of the building.

INFORMATIVES:

- (1) During construction on site:-
- (a) The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site.
 - (b) The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays.
 - (c) Vehicular access to adjoining and opposite premises shall not be impeded.
 - (d) All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only.
 - (e) No waste or other material shall be burnt on the application site.
 - (f) All excavated topsoil shall be stored on the site for reuse in connection with landscaping.
 - (g) A barrier shall be constructed around the site, to be erected prior to demolition.
 - (h) A suitable and sufficient means of suppressing dust must be provided and maintained.
- (2) The loading and transfer of all materials shall be carried out so as to minimise the generation of airborne dust with all material kept damp during handling. Road vehicles loaded with crushed material shall be sheeted or otherwise totally enclosed before leaving the site. In order to prevent dust nuisance to neighbouring properties and residents, there shall be adequate screening and damping-down during all demolition activities, sandblasting, clearance work and other site preparation activities.

REFERENCE DOCUMENTS:

The London Plan Consolidated with Alterations since 2004
Brent's Unitary Development Plan - 2004
SPG12 - Access for disabled people
SPG17 - Design Guide for New Development
SPG19 - Sustainable design, construction and pollution control
SPD - Section 106 Planning Obligations

Mayor of London Supplementary Planning Guidance:

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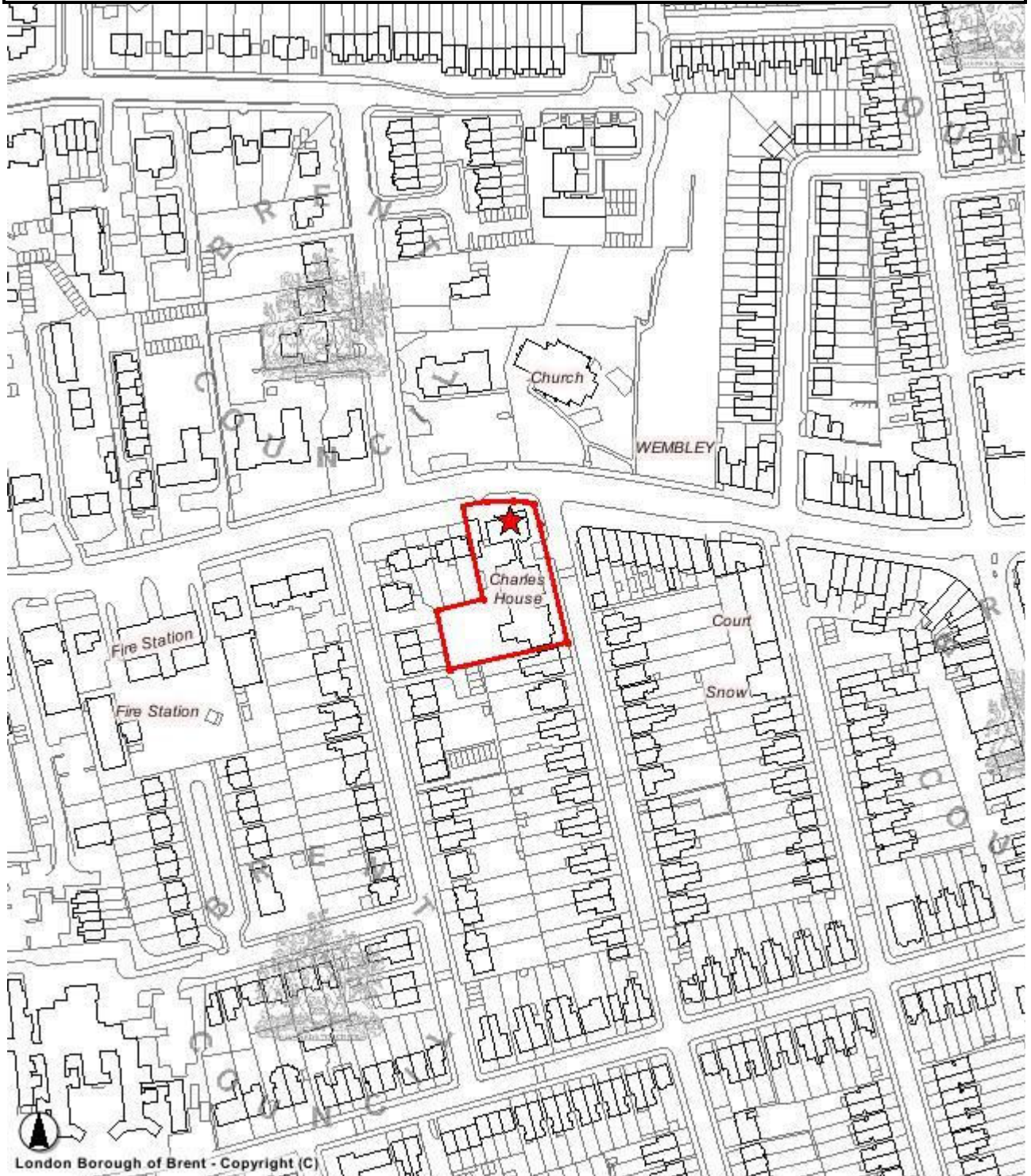
Any person wishing to inspect the above papers should contact Sarah Ashton, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234



Planning Committee Map

Site address: 1-28, Charles Goddard House, High Road, Wembley, HA0

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