

**Supplementary Information  
Planning Committee on 8 June, 2010**

Item No. 18  
Case No. 10/0933

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Location Garages rear of 55 Mount Pleasant Road, Henley Road, London  
Description Demolition of an existing single-storey, double-garage building to rear of 55 Mount Pleasant Road, NW10; and the erection of a new single-storey, pitched-roof, two-bedroom dwellinghouse with basement storage accommodation, removal of the existing vehicular access onto Henley Road with associated landscaping of the garden amenity area.

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Councillor Shaw has forwarded a letter in support of the two applications on this site from a resident of Hanover Road. They feel that the proposal would be an improvement on what is there at the moment.

Officers requested a plan (407/GA.16) of the front elevation of the proposed dwellinghouse, without the screening of the front boundary treatment, for the sake of clarity. This has been received and confirms the opinion that the design of the building is considered unacceptable, as discussed in the main body of the report.

In the event that this application were to be recommended for approval, it would require the submission of a Section 106 legal agreement (see page 141 of the Agenda for the details on the alternative scheme on this site). No such agreement is in place and, consequently, an additional reason for refusal needs to be attached to this decision.

**New reason for refusal**

"In the absence of a legal agreement to control the matter, the development would result in additional pressure on transport infrastructure, without any contribution to sustainable transport improvements in the area and increased pressure for the use of existing open space, without contributions to enhance open space or make other contributions to improve the environment, and increased pressure on education infrastructure, without any contribution to education improvements. As a result, the proposal is contrary to policies TRN4, TRN11, OS7 and CF6 of Brent's adopted Unitary Development Plan 2004 and the Council's adopted SPD on New Planning Obligations."

**Recommendation:** Remains refusal with additional reason.