

Committee Report
Planning Committee on 13 October, 2010

Item No. **14**
Case No. 10/1756

RECEIVED: 16 July, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: Desi Dons Public House and Function Room, 86 East Lane, Wembley, HA0 3NJ

PROPOSAL: Demolition of detached store, erection of a 4-storey rear extension comprising stairwell and access lift, side extension at second-floor level, installation of 9 rooflights to side elevations, 1 rooflight to rear elevation, creation of 8 self-contained flats at first-, second- and third-floor level, provision of 12 off-street parking spaces, a refuse-storage area, cycle-storage area and associated landscaping to site (as amended by plans dated 29/09/2010)

APPLICANT: Macneil Bootsy Brogan Ltd

CONTACT: Studio : 08 Architecture + Planning Ltd

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

Approve, subject to s106 legal agreement

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
- A contribution of £42, 000 (£3000 per additional private bedroom), due on material start, and index-linked from the date of Committee for Education, Sustainable Transportation and Open Space & Sports in the local area.
- A contribution of £10, 000 towards local open and play space due on material start, and index-linked from the date of Committee.
- Join and adhere to the Considerate Contractors Scheme
-

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 is a former public house which in the past was known as "Bootsy Brogans" but more recently named "Desi Dons". This is an attractive 3-storey building built in the Arts and Craft style, situated on the northern side of East Lane at the junction with Peel Road, and within 100 metres of North Wembley Station.

The building is currently vacant, however the last use of the ground floor was as a public house (Use Class A4). Historically the upper parts have been used as an office (Use Class B1) with some residential accommodation provided which appears to have been used as staff quarters for the pub. A detached building to the rear, currently used for storage is to be removed as part of this application.

The building sits within a prominent corner plot, and to the west of the building the site provides visitor car parking. Vehicular access is provided via a crossover on East Lane and another on Peel Road. There is a third access at the corner of East Lane and Peel Road which is not used due to its proximity to the yellow box junction and traffic lights.

This is not in a Conservation Area, nor is the building listed.

PROPOSAL

Demolition of detached store to the rear, erection of a 4 storey rear extension comprising stairwell and access lift, side infill extension at second and third floor level, installation of 9 rooflights to side elevations, 1 rooflight to rear elevation, 1 dormer window, creation of 8 self-contained flats at first, second and third floor level, provision of 12 off-street parking spaces, a refuse storage area, cycle storage area and associated landscaping to the site (as amended by plans dated 29/09/10).

HISTORY

10/2050 - Installation of ATM machine. **Current application undetermined - recommended for approval.**

10/2083 - Advertisement consent is sought for the installation of 2 externally illuminated fascia signage to ground floor of building facing East Lane, 1 externally internally illuminated fascia signage to ground floor facing Peel Road and 1 non-illuminated sign to first floor of building (facing Peel Road). **Current application undetermined - recommended for approval.**

10/2085 - Installation of plant equipment and associated brick enclosure to side of existing building.. **Current application undetermined - recommended for approval**

10/2087 – Replacement of entrance doors, installation of 2 bollards to front elevation and widening of existing door to side elevation of building. **Current application undetermined - recommended for approval**

10/2100 - Installation and display of 8 external signs to car park, consisting of 4 directional signs, 1 gantry sign facing East Lane (externally illuminated), and 3 'Euro parking' signs in car park. **Current application undetermined - recommended for approval**

84/1623 - Change of Use of first floor to office use. **Granted**

84/1553 - Single storey rear extension. **Granted**

The first floor of the premises, now vacant have previously been used as an office (Use Class B1). This was granted in 1984.

Although this application relates only to the conversion of the upper floors into residential accommodation Members will be aware there are a number of other applications on this agenda which relate to the same site. These applications relate to works required in order to support the conversion of the ground floor of the premises to a TESCO Express. Although the building is currently vacant, as the last use was a public house, with ancillary function room (Use Class A4) and TESCO, the prospective occupiers, would be an A1 retail use, the applicants do not actually need planning permission to occupy the premises this is a permitted change. For the information of Members, under planning legislation it is possible to move "back up" the Use Classes Order (eg:

A4 to A1) without consent, but not "down" it (eg: A1 to A4) without getting permission from the Council.

POLICY CONSIDERATIONS

Nation Planning Policy

PPS1 Delivering Sustainable Development

PPS 3 Housing

London Plan (Consolidated with alterations) 2008

Brent Unitary Development Plan (2004)

STR11 Protecting the quality & character of the Borough's built & natural environment

BE1 Urban Design Statements

BE2 Townscape; Local Context & Character

BE3 Urban Structure: Space & Movement

BE5 Urban Clarity & Safety

BE6 Public Realm: Landscape Design

BE7 Public Realm; Streetscape

BE9 Architectural Quality

H10 Containment of Dwellings

H11 Housing on Brownfield Sites

H12 Residential Quality-Layout Considerations

H13 Residential Density

TRN3 Environmental Impact of Traffic

TRN4 Measures to Make Transport Impact Acceptable

TRN10 Walkable Environments

TRN11 The London Cycle Network

TRN22 Parking Standards Non-Residential Developments

TRN23 Parking Standards Residential Developments

TRN34 Servicing in New Development

TRN35 Transport Access for Disabled People

PS14 Parking Standards

PS15 Disabled Parking Standard

PS16 Cycle Parking

EMP17 Reuse of Redundant Offices

CF6 School Places

Brent Core Strategy - July 2010

CP 2 Population & Housing Growth

CP 15 Infrastructure to Support Development

CP 17 Protecting & Enhancing the Suburban Character of Brent

CP 21 A Balanced Housing Stock

Brent Supplementary Planning Guidance

SPG17 Design Guide for New Development

SPD S106 Planning Obligations

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation letters were sent to 75 properties on 28th July 2010

Statutory Consultees also notified were Ward Councillor's, Brent Design & Regeneration, Brent Landscape Team, Transportation Unit, Environmental Health & Thames Water

OBJECTIONS

3 individual objections have been received, raising some or all of the following grounds for objection;

- The proposed side extension will result in a loss of privacy to properties on Byron Road
- The proposed side extension will reduce daylight and sunlight to properties on Byron Road
- The development of TESCO will affect the value of properties (not a material planning consideration)
- The new TESCO with 8 flats above will create traffic problems in the area
- The proposed rooflights (facing west) will overlook properties on Byron Road leading to a loss of privacy
- Concerned that building work and demolition has taken place even though planning permission has not yet been granted.

Sudbury Court Residents Association have formally objected to the proposal, without stating the reasons for this objection.

Members should note that the Council has received a signed petition objecting to the planned opening of a TESCO store, however the Council is not giving consideration to the principle of a TESCO store through its assessment of this application, as this relates only to the proposed extension and conversion of the upper floors into residential use. Concerns about the planned use of the ground floor fall beyond the remit of this application, or the other related applications for the site which also appear on this agenda.

Specifically, the petition expresses concern that the premises are to be occupied by a TESCO store and the harmful impact this will have on local businesses. The Council has no control over the use of the ground floor of this building for A1 retail as a change of use from A4 to A1 is permitted development and planning permission is not required. Under planning legislation it is possible to move "back up" the Use Classes order (eg A4 to A1, A2 or A3) without getting permission.

INTERNAL RESPONSES

Transportation;

East Lane is Local Distributor Road, and there are parking and waiting restrictions on East Lane and Peel Road (heavily parked street). The site has moderate access to public transport with PTAL Level 3. North Wembley Station is close by (approx 100m) and this serves the Bakerloo Line and London Overground. There is also close access to bus route 245 on East Lane.

There is currently parking on site for 25-35 cars to park around the building. The proposed conversion of the office space to provide 9 units (3 x 1-bed, 5 x 2-bed and 1 x 3-bed) will result in total allowance of 10.6 spaces. As 12 parking spaces are proposed this is an over provision, and the number of spaces should be reduced from 12 to 10.

Cycle parking is provided at the rear of the building for up to 10 cycles. This is welcomed and will provide adequate security. The spaces will need to be enclosed in a shelter to provide adequate weather protection.

Refuse storage is proposed in the northeastern corner of the site, with standing space indicated for a refuse vehicle clear of the highway, accessed via the existing crossover on Peel Road.

The existing accesses on East Lane and Peel Road are acceptable, but the access in the south eastern corner of the site emerges onto the junction of two roads, which conflicts with the signalised junction. Transportation will seek the reinstatement of this crossover to footway, prior to the occupation of any new development and at the applicants expense.

Subject to the reduction in parking spaces from 12 to 10 there would be no objection on transportation grounds.

Environmental Health

There is no objection raised but in their response Officer's have highlighted the stacking arrangement as being a potential problem and request further details of the sound insulation measures proposed to reduce noise transmission between dwellings. In addition clarification of the intended ground floor use has been sought in order to establish the potential for noise and disturbance to the residential units above.

Having confirmed the intended A1 retail use of the ground floor, and the Noise Assessment submitted in support of application (10/2085) also on this agenda Officer's have confirmed the use is unlikely to result in noise disturbance to nearby residential premises.

A condition relating to noise insulation has been recommended to be attached to any permission.

Landscape

Some concerns have been raised, these concern the following;

- Amenity space provision is less than SPG17 standards and this should be amended to provide at least 20m² per flat.
- A full and complete landscape plan shall be submitted to include species, location, quantity, size and planting density.
- New trees should be planted.
- Details of all hard landscaping shall be provided.
- Cycle storage should be covered and secure.

(amendments have been made and these are discussed below in the 'Remarks's section)

Thames Water

No objection raised (please see informative)

Secure by Design

The views of Secure by Design Officer's have been sought to ensure the development promotes a safe and secure environment. Their observations highlighted the following;

- That the refuse and cycle store would provide a potential hiding place for criminals lacking natural surveillance, and it was suggested this be re-orientated.
- Access to the amenity space should be controlled to ensure its for residents use only.
- The rear amenity space and circulation routes need to have low level bollard lighting in order to ensure a safe well lit environment.

REMARKS

Principle of Redevelopment

Bootsy Brogans as it was formerly known is a prominent building in the locality and is a good example of Arts and Craft style architecture, however it is not on the Statutory List, nor is it Locally Listed. Redevelopment of sites of this nature for a greater intensity of residential development is reliant on certain pre-conditions. Uppermost of these is the requirement for proposals to satisfy policies BE2 and BE9 of the Brent Unitary Development Plan, which stipulate that proposals must respect or improve the existing townscape, be appropriate to its setting and embody a creative and appropriate design solution.

For the reasons discussed below the proposal is considered to be of sufficient quality of design to comply with the above policies.

Loss of Public House & function room

The existing Public House is the subject of this application for the conversion of the upper floors into residential accommodation. The ground floor of the premises does not form part of this application as this is to be converted into A1 retail use, TESCO are the intended occupier. Members have been advised earlier in this report that the change of use of the ground floor from A4 to A1 is a permitted change under planning legislation. This change is not something in the Councils control, and it does not form part of the Councils assessment of any of the applications which appear on this agenda related to this site.

Whilst the loss of this public house may be considered unfortunate by some, its loss cannot be resisted on planning grounds. The loss of this public house follows a recent trend across the Borough which has resulted in the loss of a number of large suburban 'road house' public houses. Such sites are often large enough, well positioned and offer development potential, conditions such as this coupled with the fact the loss of public houses (Use Class A4) cannot be resisted on planning grounds has resulted in their gradual decline in numbers. Many of these suburban pubs have as a consequence been demolished to pave the way for new residential developments. Whilst the loss of the A4 use on this site is unfortunate it is welcoming that the proposed development seeks to maintain the existing building, as this is an attractive, prominent building.

Accompanying this decline in suburban public houses, Brent's town centres have seen an increase in A4 uses. A number of permissions have been granted in recent years across the Borough, in more sustainable town centre locations for smaller A4 uses, to be used as bars/wine bars.

The single storey side annex has been used in the past as a function room, but always as an ancillary use to the main public house. In the past this function room has been used by the pub as a late night venue with a DJ, as it has a licence until 3am. Other than this it has been hired out infrequently for private parties and various functions by current and previous owners. In any event the change of the ground floor to A1 (or A2 and A3) is a permitted change over which the Council has no control.

Design

The existing 3-storey building is an attractive brick built Arts and Crafts style building. A number of minor external alterations have been carried out in the past along with the addition of an ancillary single storey side extension and detached storage building. However the building still retains much of its original architectural integrity. The building still has its original dormer windows, a decorative facade (brickwork and stucco) bay windows and tall decorative brick chimneys. The original timber sash windows have also been kept.

The proposals for a residential conversion of the 1st, 2nd and 3rd floors to create 9 flats (1 existing at 2nd floor) are to be facilitated through an infill extension at 2nd and 3rd floor to the north western corner of the building. The infill extension will be constructed in matching materials and will respect the original character of the building by maintaining the original eaves lines and ridge lines. A new dormer window facing west to match the scale design and proportions of the original dormers is proposed, along with velux rooflights at 3rd floor.

To the rear of the building it is proposed to demolish an unsympathetic 2-storey rear stairwell addition, built in 1984. The existing staircase fixed to the outside of the building is to be replaced with a fully enclosed 4-storey addition which is to be built in red multistock brick to match existing with red concrete tiles also to match. The rear facade of this is to be predominantly glazed, providing natural light to the stairwell. Officers consider this extension will have minimal visual impact as it is sited to the rear of the building and is only going to be visible from certain viewpoints on Peel Road.

The external alterations will result in 10 velux rooflights being installed on the north, south and east facing elevations. The rooflights will provide natural daylight and sunlight to the residential accommodation on the upper floors, and are necessary in terms of providing an acceptable standard of residential accommodation.

A detached single storey building, to the rear of the building is to be demolished. The removal of this building will allow a secure communal amenity area to be provided for the future residential occupiers.

Officers consider the proposed extensions and external alterations to be in keeping with the original character and appearance of the building, and the design, scale, massing and palette of materials will maintain the architectural integrity of the building.

Residential Amenity

Quality of Residential Accommodation

Historically the upper floors have provided an element of residential accommodation, there is 1 existing 1-bed unit on the 2nd floor.

It is proposed to provide the following accommodation resulting in a net increase in 8 units;

Unit No	No of Bedrooms	Floor Area (m2)	SPG17 standard (m2)
1.1	2-bed/4-person	70	65
1.2	2-bed/4-person	67	65
1.3	2-bed/4-person	66	65
1.4	2-bed/4-person	65	65
2.1	1-bed/2-person	52	55
2.2	1-bed/2-person	58	55
2.3	2-bed/4-person	77	65
2.4	1-bed/2-person	57	55
3.1	3-bed/6-person	120	80

All these units comply with minimum floor area standards in SPG17, and in some cases units exceed the minimum.

The internal layout fails to achieve the correct stacking of like-for-like rooms above and below each other. officer's have raised this, as there is a concern that noise transmission between units will cause problems of disturbance to future occupiers. The applicants response to this is that the constraints of the existing building (in particular differing floor plan perimeter positions, window sizes and their positions) have largely dictated the internal floor layouts. Taking these circumstances into consideration it does not appear to be realistic to expect that the internal layout be re-configured to achieve correct stacking, so Officer's are recommending approval with a condition attached to ensure adequate noise insulation has been achieved. This is in order to ensure an adequate standard of residential accommodation for future occupiers.

All units will benefit from outlook, natural daylight and sunlight and where necessary new dormers or rooflights will be installed to aid this.

The access to the residential flats will remain from the rear, and by keeping this access the residential accommodation maintains an entrance completely sperate from the A4-A1 uses on the ground floor.

All units are to meet Lifetime Homes Standards and have been designed to meet Wheelchair Accessibility Standards in response to London Plan Policy 3A.4.

Impact on Adjoining Residential Occupiers

The 4-storey rear extension will not impact on the amenities of 5 Peel Road as this flank wall is void of any facing windows. In any event the footprint and scale of this extension does not significantly increase the existing building footprint, nor does it project beyond the rear of the adjoining building. The windows proposed to this rear elevation are to the stairwell and circulation corridors only, so will not result in over looking from habitable rooms. Where a habitable room can be found at 1st floor level, within the rear wall of the proposed infill extension the distance from this to the northern boundary is 9.8m. This is considered to be an acceptable relationship, as the minimum distance that should be provided to maintain privacy standards is 10m from a habitable room to a boundary.

The infill extension that is proposed at 2nd and 3rd floor is set away from the boundaries with neighbouring residential properties. The size and scale of this extension combined with its distance from boundaries comfortably meets the 45 degree test. This test seeks to ensure a satisfactory scale in order to prevent any significant overbearing impact. As the proposed development does not breach this line, the proposal is not considered to have an unduly detrimental impact on neighbouring residential amenity in terms of loss of light, overbearing and overshadowing impact.

Where new windows are proposed facing west these are set of the boundary with 100 East Lane by 33m. The same windows in this elevation are 21.6m from the back edge of gardens to the closest property on Byron Road. In all cases the distance from windows to boundaries comply with the 10m minimum set out in SPG17, and the separation distances of facing windows significantly exceeds the 20m standard. Accordingly Officer's do not foresee that the proposal will result in unacceptable loss of residential amenity through overlooking or a loss of privacy.

Mix of Units

Nine units are proposed in total, eight of these are additional as the property currently has 1 existing residential unit on the upper floor. The nine units comprise 3 x 1-bed, 5 x 2-bed and 1 x 3-bed, this mix is acceptable as the provision of a family sized unit (3+ bedrooms) will meet the intentions of Core Strategy policy CP 2 to provide 25% of all new homes as family sized, and helps meet the identified Borough need for more family housing.

Transportation

The transportation merits of this application concern the proposed residential use only, as the permitted change of the ground floor to A1 retail is outside of the Council's control.

The site is located in an area with moderate access to public transport, with PTAL: Level 3. The local roads are not subject to controlled parking, other than restrictions that are in place on Wembley Event Days. Full parking standards are therefore applicable which would permit 1 space for each of the 1-bed units, 1.2 spaces for each of the 2-bed units and 1.6 spaces for the 3-bed unit. The maximum parking allowance for the residential units would therefore be 10.6 spaces. As originally submitted the scheme proposed 12 parking spaces, based on the advice of Transportation Officer's this over provision has since been reduced from 12 to 10 spaces (including 1 disabled space). These spaces are solely for the residents, and to avoid any use of these spaces by visitors to the ground floor use the 10 spaces will have access to them controlled via an automated sliding gate.

For the proposed residential units at least 1 cycle space is required per flat. The bicycle storage area proposed to the rear will provide up to 10 spaces which meets the policy standard.

Refuse storage is proposed in the north eastern corner of the site, with standing space indicated for a refuse vehicle to wait clear of the highway, and this is to be accessed via the existing vehicular access from Peel Road. This arrangement will allow easy collection of bins clear of the

adjoining highway.

Fire appliances will be able to easily access all entrances to the building from the adjoining highway or site frontage.

In terms of access the site has two main accesses at present, one from East Lane and the other from Peel Road. There is a further access in the south eastern corner of the site which emerges onto the signalised 'yellow boxed' junction. This access does not appear to be used, in any event it could be in the future, as this is highly unsafe Transportation advises that a condition of any approval should require its reinstatement to crossover, at the applicant's expense.

Landscape & amenity

A revised landscaping scheme has been submitted following the comments of Brent's Landscape Design Officer which increases the amount of amenity space on-site.

In order to meet SPG17 amenity space standards, and provide a reasonable quality of accommodation the 9 units should benefit from 190m² of amenity space (50m² for the family unit and 20m² each for the 1 and 2-bed flats). The revised landscaping scheme will make provision for approximately 160m² of communal amenity space to the rear of the site, this results in a shortfall of 30m². It is difficult to provide any more amenity space than this because of the need to provide adequate parking, maintain vehicle circulation routes and because of the footprint of the existing building. Furthermore it would not be practical, due to the layout of the building or desirable to provide this by way of balconies as Officer's consider these would detract from the original character and appearance of the building. The shortfall is not ideal, however Sudbury Court Open Space is within 400 metres, so the site does not fall within an area of local open space deficiency.

No formal childrens play space is provided on-site, and in accordance with London Plan Policy 3D.13 it is expected that developments for housing should make provision for play space and informal recreation on-site. However a pragmatic view must be taken in applying this policy as it would not be achievable on all sites, and the constraints of this site would make it impractical for play space to be provided.

As there is a shortfall in amenity space on-site it is considered this should be off-set through an additional contribution towards play and open space improvements off-site. This additional contribution would allow for off-site improvements to childrens play, and the applicants agree to a contribution of £10, 000.

The communal areas proposed are to be landscaped with hard and soft landscaping. The layout proposes lawn areas, bordered by native hedge mix around the perimeter and to enhance the quality of this space, 2 new trees are proposed (1 x Pendunculate Oak and 1 x Birch). To make this a useable environment for prospective occupiers benches are proposed and low level bollard lighting.

Whilst the quantum of amenity space results in a shortfall the layout suggests a certain quality of environment can be achieved which would make these spaces attractive for the intended users.

Response to Objectors

The proposed side extension will result in a loss of privacy to properties on Byron Road. The proposed rooflights (facing west) will overlook properties on Byron Road leading to a loss of privacy.

The new windows proposed to the upper floors which would be facing west towards Byron Road would be at an oblique angle to the windows on the rear elevation of neighbouring properties. These new windows are set off the closest garden boundary to " Byron Road by 20.6m, and are separated from windows on the rear elevation by a distance greater than 40m.

Given these generous separation distances then SPG17 is complied with and Officer's do not consider the proposal will result in a loss of privacy.

The proposed side extension will reduce daylight and sunlight to properties on Byron Road.

As discussed above the properties on Byron Road are some distance away, the proposed extension comfortably meets the 30 degree and 45 degree tests, laid down in SPG17. Due to this compliance Officer's do not consider the extension will have an unduly detrimental impact on neighbouring residential amenity in terms of loss of light, overbearing and overshadowing impact.

The development of TESCO will affect the value of properties (not a material planning consideration) & the new TESCO with 8 flats above will create traffic problems in the area.

Members are reminded that the principle of a TESCO store is not being considered by the Council, this is a permitted change over which the Council has no control. Whilst this application is only for the proposed conversion of the upper floor, and extensions Members will be aware that other applications appear on this agenda, and that these relate to the proposed physical works that TESCO intend to carry out.

Whether or not a development impacts on property values is not a material planning consideration.

This proposal has been assessed on Transportation grounds and the number of parking spaces complies with residential parking standards. The traffic impacts of TESCO cannot be considered, as this is a permitted change the Council cannot control this.

Concerned that building work and demolition has taken place even though planning permission has not yet been granted.

The site has hoardings around it and it appears that internal works are being carried out. However planning permission is not required for internal alterations or for demolition as the building is not Listed, within a conservation area or attached to residential premises.

Conclusion

Your officers consider that the proposal will maintain the amenities of surrounding residents and provide a satisfactory standard of residential accommodation. The proposed extensions are considered to be appropriate in terms of scale and design maintaining the architectural integrity of this building and respecting the general character of the area. The success of the proposed alterations will be largely dependent on the quality of materials to ensure the works carried out are in keeping with and sympathetic to the building and therefore the use of the agreed materials can be secured by condition to ensure a good quality finish is achieved. As such it is recommended that the scheme be approved, subject to conditions.

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
Central Government Guidance
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):

1729.EX.00 (1:400)	1729.P.00, revB (1:400)
1729.EX.01 (1:200)	1729.P.01, revB (1:200)
1729.EX.02 (1:200)	1729.P.02 (1:200)
1729.EX.03 (1:200)	1729.P.03 (1:200)
1729.EX.04 (1:200)	1729.P.04 (1:200)
1729.EX.05 (1:200)	1729.P.05 (1:200)
1729.EX.06 (1:200)	1729.P.06, revA (1:200)
1729.S.01 (1:100)	1729.P.07, revA (1:200)

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

- (3) Prior to first occupation of the residential units all areas indicated for hard and soft landscape works on the approved plan (Drg 1729.P.01,revB) including the communal amenity area shall be suitably landscaped with trees/shrubs/plants and hard surfacing in accordance with these details hereby approved, and such landscaping work shall thereafter be maintained in accordance with the approved scheme.

Any trees, shrubs and plants planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased, shall be replaced by trees and shrubs and plants of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the area.

- (4) All residential parking spaces (including cycle bays), shall be permanently marked out prior to first occupation of any of the residential units hereby approved. Such works shall be carried out in accordance with the approved plans and thereafter shall not be used for any other purpose except with the prior permission of the local planning authority obtained through the submission of a planning application.

Reason: To ensure a satisfactory development which provides adequate cycle and car parking in the interests of pedestrian and general highway safety and the free flow of traffic within the site and on the neighbouring highways.

- (5) No additional windows, doors or other openings (other than any shown in the approved drawings) shall be constructed in the building, without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers, in the interests of good neighbourliness and to preserve the architectural integrity of the building.

- (6) The existing vehicular crossover in the south eastern corner of the site shall be

reinstated to footway/verge at the applicant's expense prior to first occupation of the new dwellings.

Reason: In the interests of highway and pedestrian safety

- (7) Details of materials for all external work, including samples, shall be 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.

- (8) Following completion of the building works and prior to first occupation of any of the residential units a post-completion report demonstrating that "the approved" internal noise levels (in accordance with BS8233:1999 Sound insulation and noise reduction for buildings) have been achieved in habitable rooms, shall be submitted to and approved in writing by the Local Planning Authority.

Should the predicted noise levels exceed those required by this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: To ensure that the future occupiers are not subjected to noise the harm that may be caused by noise transmission between units and to ensure an adequate standard of amenity.

- (9) In order to mitigate against the possibility of numerous satellite dishes being installed on the buildings hereby approved, details of a communal television system/satellite dish provision shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented.

Reason: In the interests of the visual appearance of the development in particular and the locality in general

INFORMATIVES:

In relation to Condition 3 Environmental Health advises the applicant to consider the following to ensure compliance with this condition;

The main provisions for the purposes of this condition are as follows:

Dwelling-houses and flats – performance standards for separating walls, separating floors, and stairs that have a separating function

	Airborne Sound Insulation $D_{nT'w} + C_{tr}$ (Minimum Values)	Impact Sound Insulation $L_{nT'w}$ (Maximum Values)
Purpose built dwelling – houses and flats		
Walls	45	-
Floors	45	62
Dwelling-houses and flats formed by material change of use		
Walls	43	-

Floors	43	64
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Rooms for residential purposes – performance standards for separating walls, separating floors, and stairs that have a separating function

	Airborne Sound Insulation $D_{nT'w} + C_{tr}$ (Minimum Values)	Impact Sound Insulation $L_{nT'w}$ (Maximum Values)
Purpose built rooms for residential purposes		
Walls	43	-
Floors	45	62
Rooms for residential purposes formed by material change of use		
Walls	43	-
Floors	43	64

Reason: To protect the amenity of the residents and secure a satisfactory living standard in the development.

(1)

- (2) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or surface water sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water, Developer Services will be required. They can be contacted on 08454 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

REFERENCE DOCUMENTS:

London Plan (consolidated with alterations) 2008
London Borough of Brent, UDP 2004
Brent Core Strategy - July 2010

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



Planning Committee Map

Site address: Desi Dons Public House and Function Room, 86 East Lane, Wembley, HA0 3NJ

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