

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

16 November, 2016

16/3585

SITE INFORMATION

RECEIVED: 15 August, 2016

WARD: Mapesbury

PLANNING AREA: Brent Connects Kilburn

LOCATION: Summit Court Garages and Laundry & Store Room nex to 1-16 Summit Court, Shoot Up Hill, London, NW2

PROPOSAL: Variation of condition application proposing the amendments as follows:

Condition 12 (tree protection)

- area of tarmac reduced to allow more soft landscaping
- area of Cellweb also reduced to tie with the revised layout
- permeable surface to the proposed parking area has been substituted with impermeable surface

Condition 17 (car park layout)

- changes to car park layout to accommodate the revised roof protection strategy

Amendment to pending condition approval for Condition 11 (SUDS)

- revised layout along with details of road, paving and car park build-up

of planning permission reference 15/1892 dated 10/02/2016 for Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

APPLICANT: Brent Housing Partnership

CONTACT: Baily Garner

PLAN NO'S: See condition 2

**LINK TO
DOCUMENTS
ASSOCIATED TO
THIS
APPLICATION**

[When viewing this on an Electronic Device](#)

Please click on the link below to view **ALL** document associated to case

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_129737

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Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "16/3585" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

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DocRepF
Ref: 16/3585 Page 2 of 24

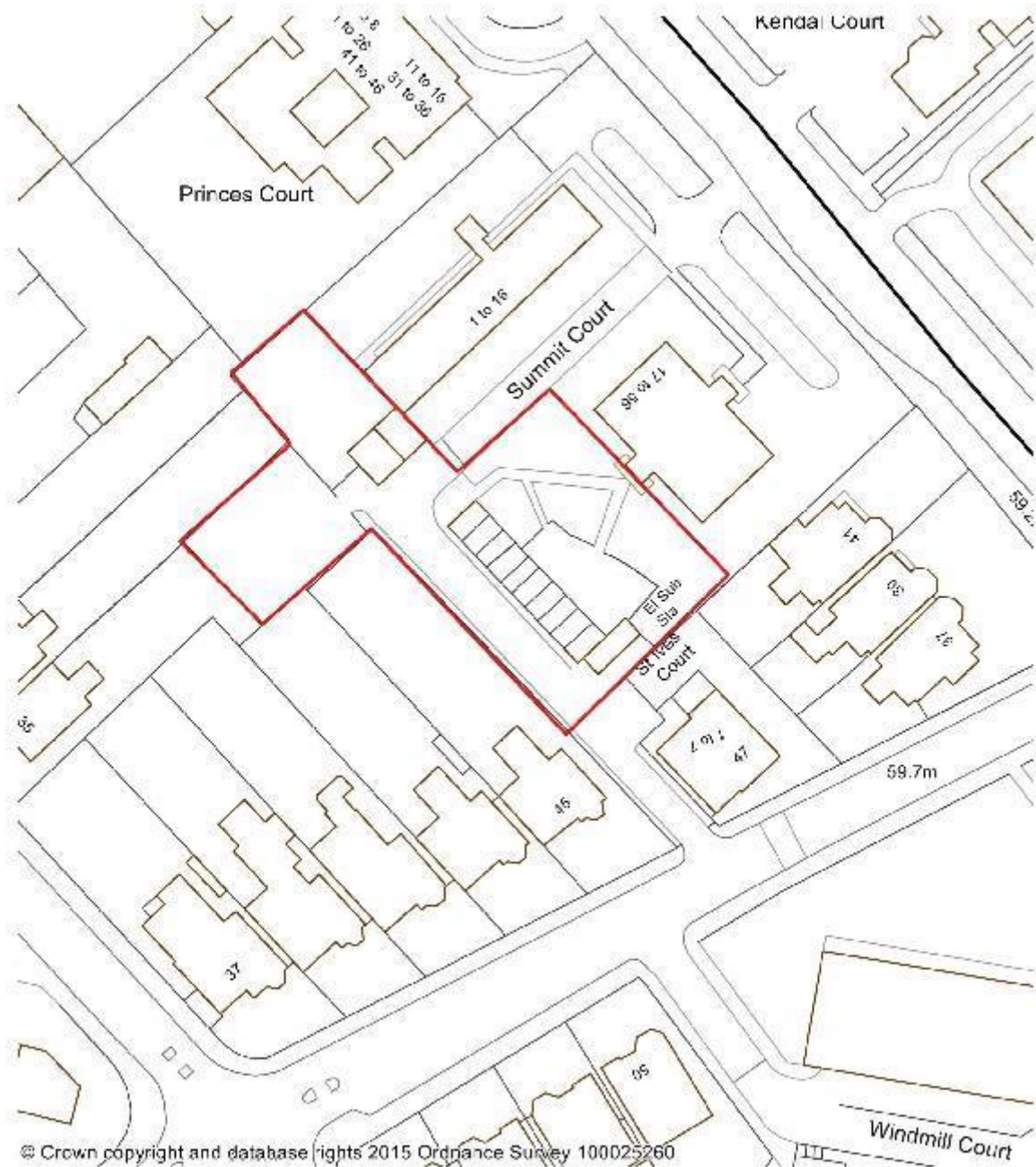
SITE MAP



Planning Committee Map

Site address: Summit Court Garages and Laundry & Store Room nex to 1-16 Summit Court, Shoot Up Hill, London, NW2

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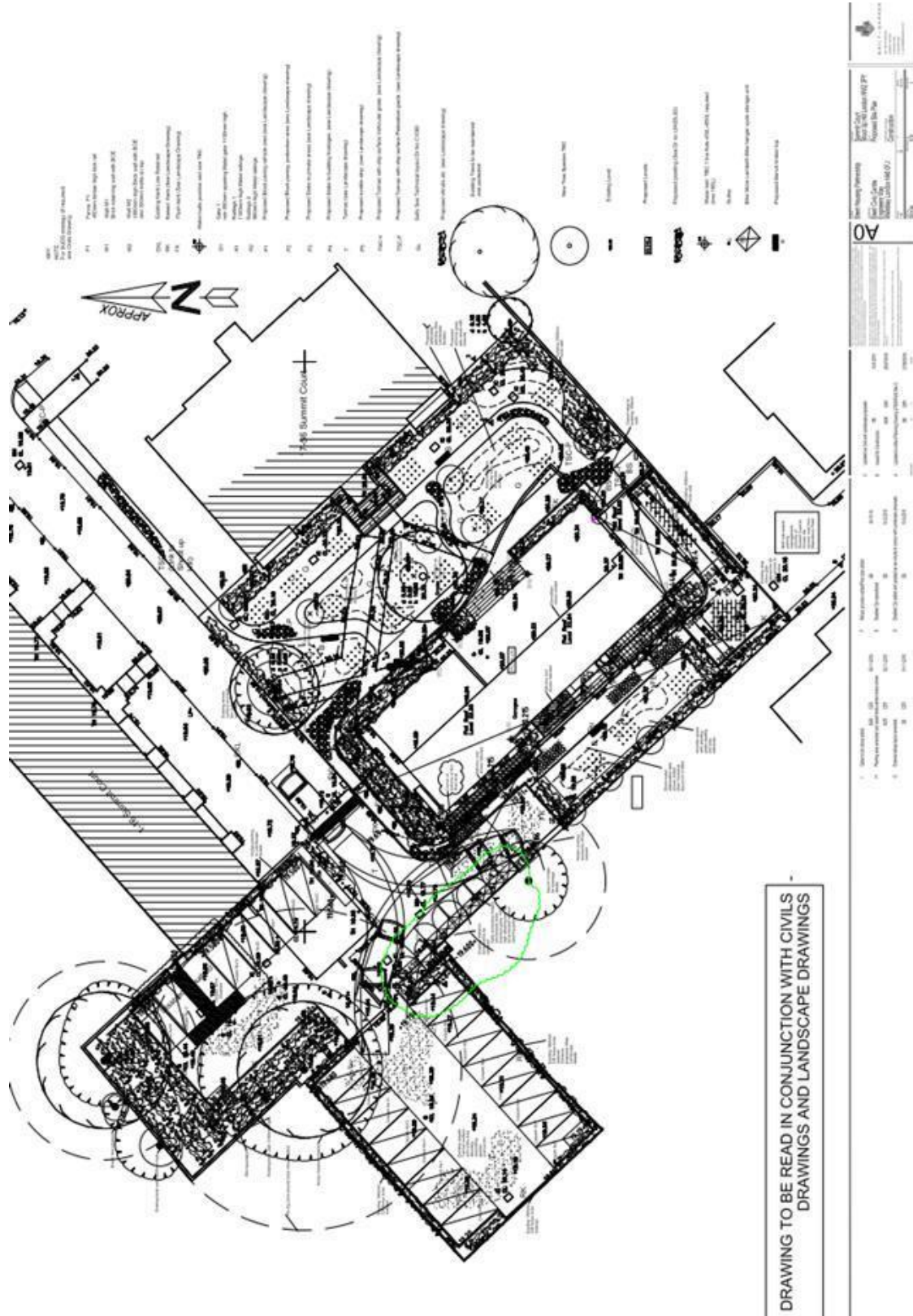


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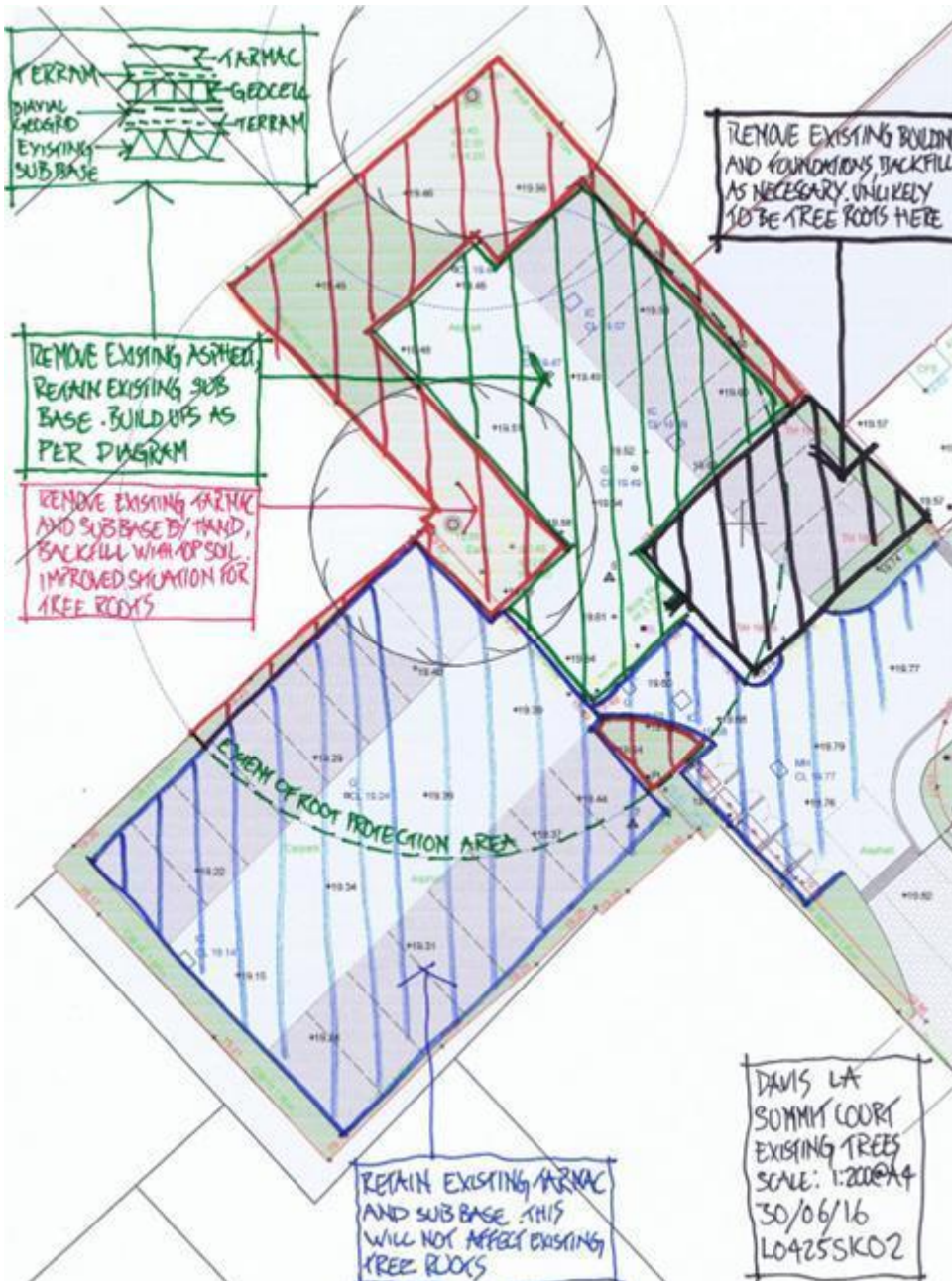
This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

SITE PLAN

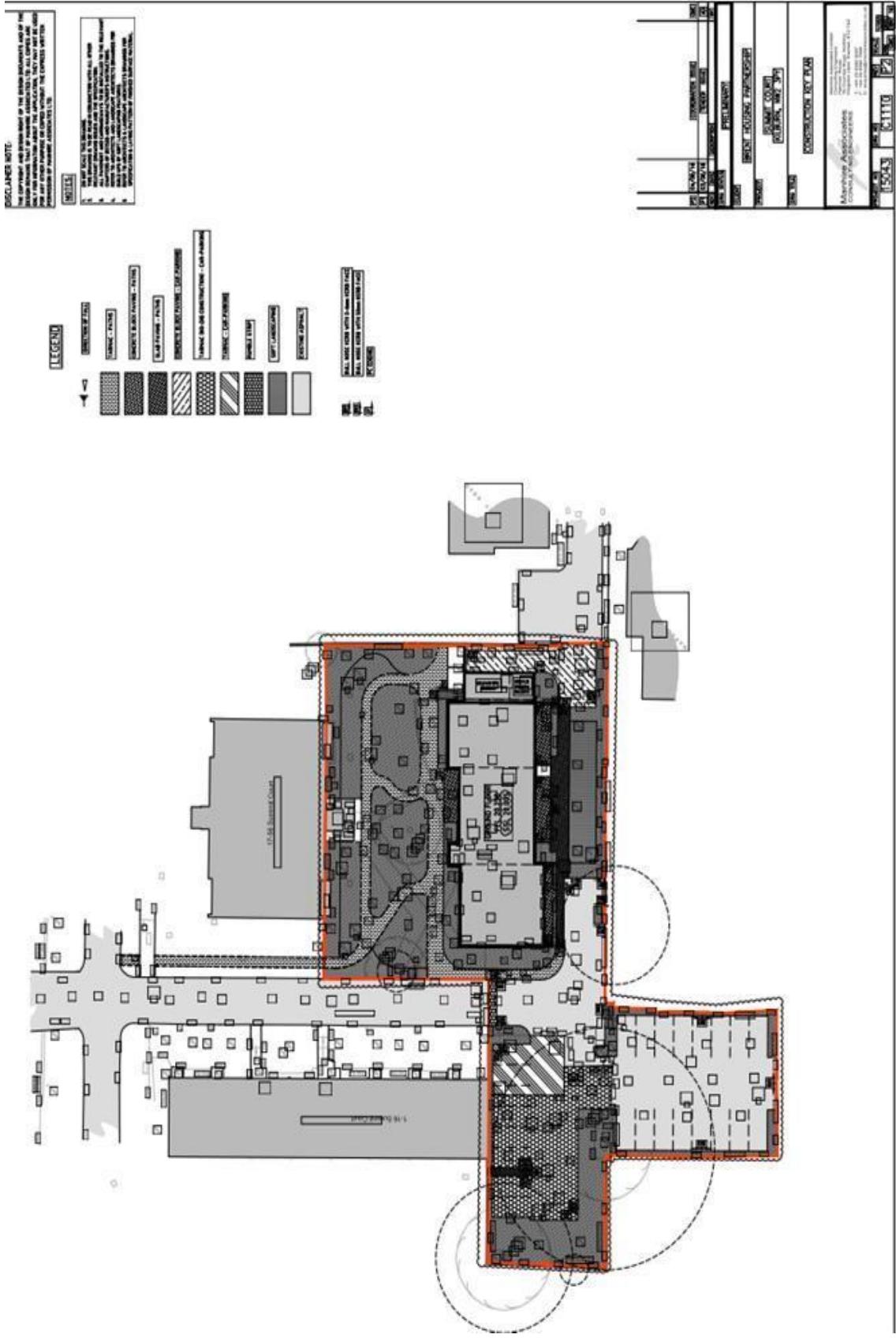


SKETCH SHOWING REDUCTION OF TARMAC AROUND TREES AND SOFT LANDSCAPING INSTALLED

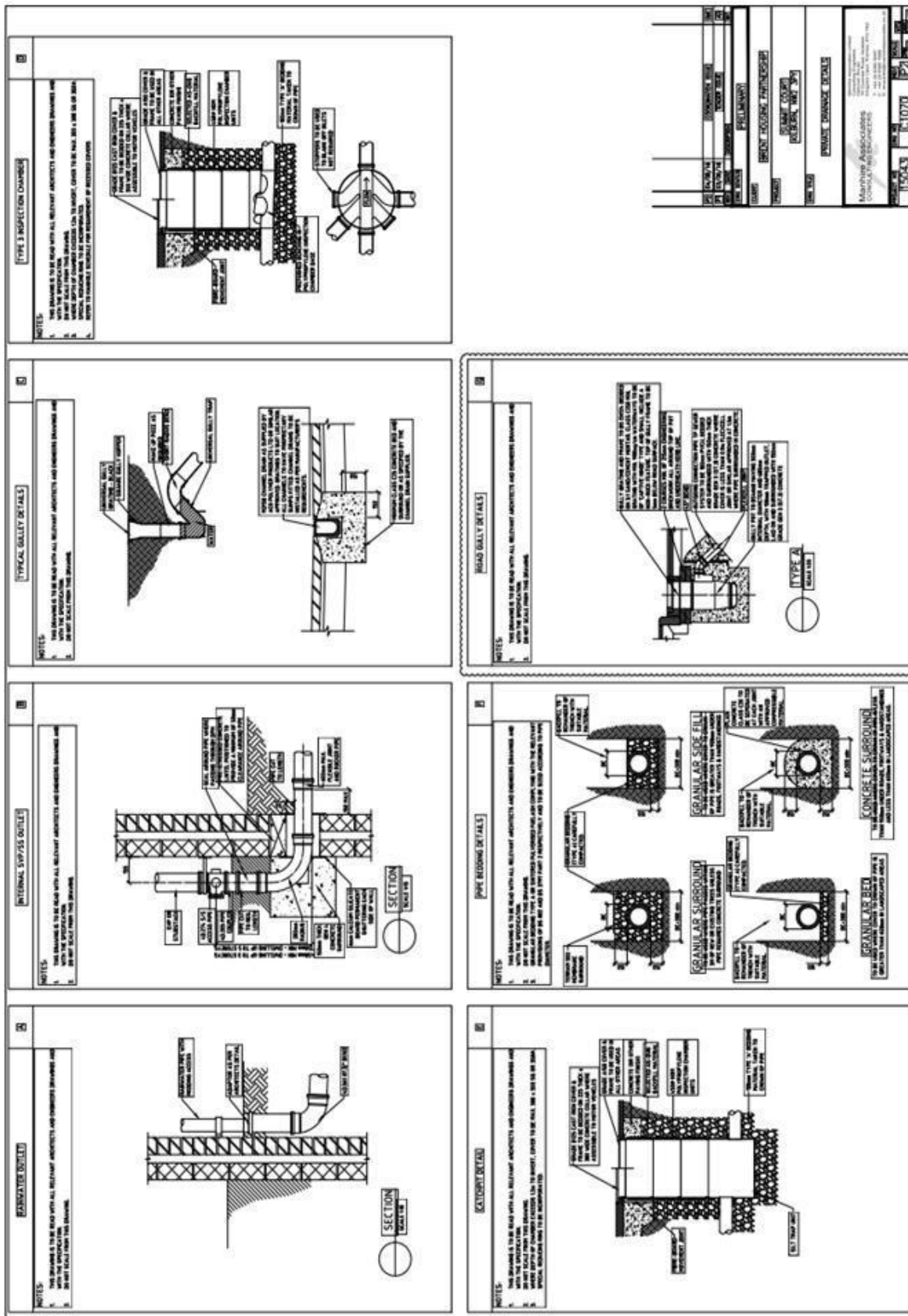


PRIVATE ROAD CONSTRUCTION DETAILS

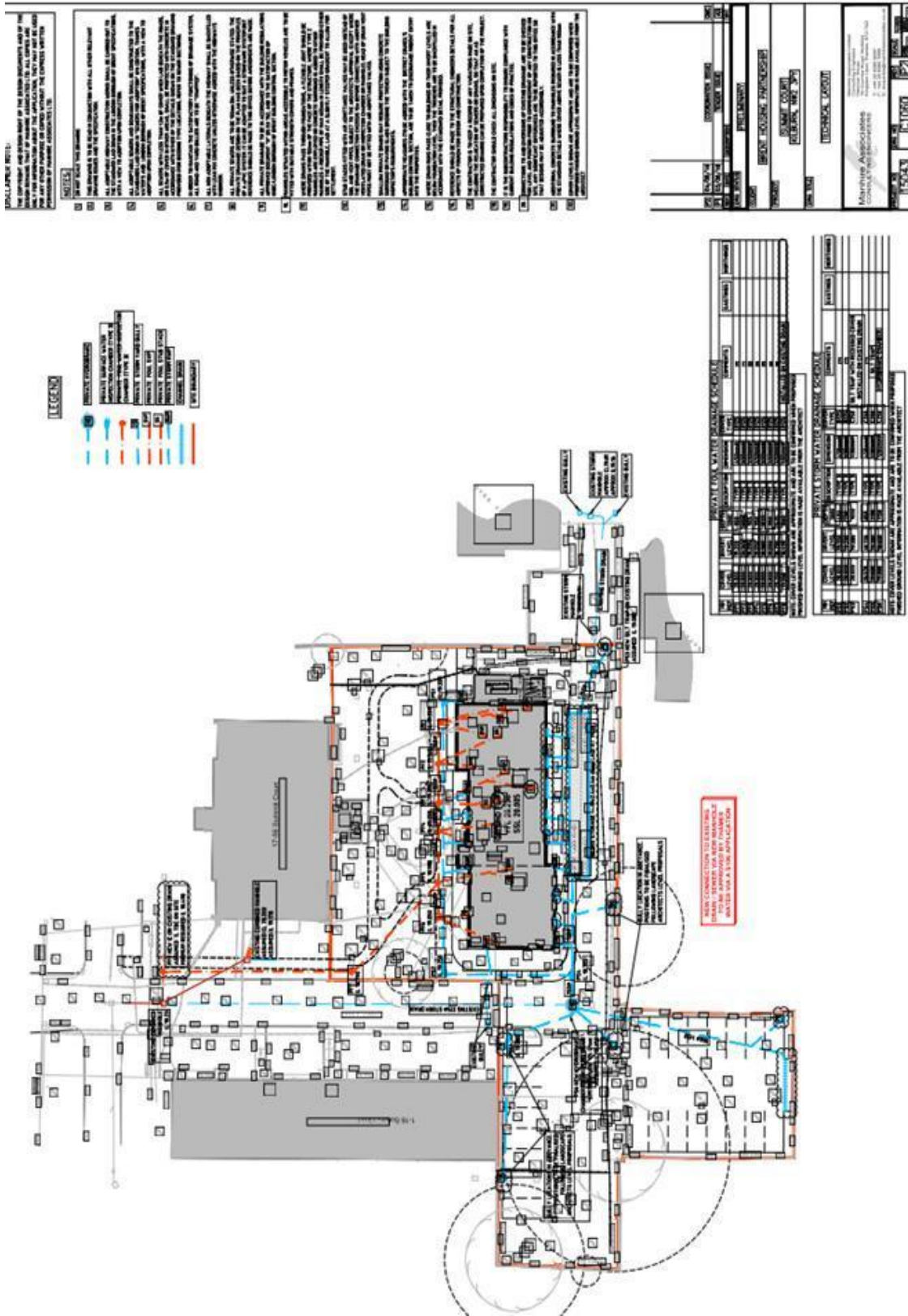
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PRIVATE DRAINAGE DETAILS



TECHNICAL LAYOUT



SETTING OUT PLAN

DISCLAIMER NOTE:

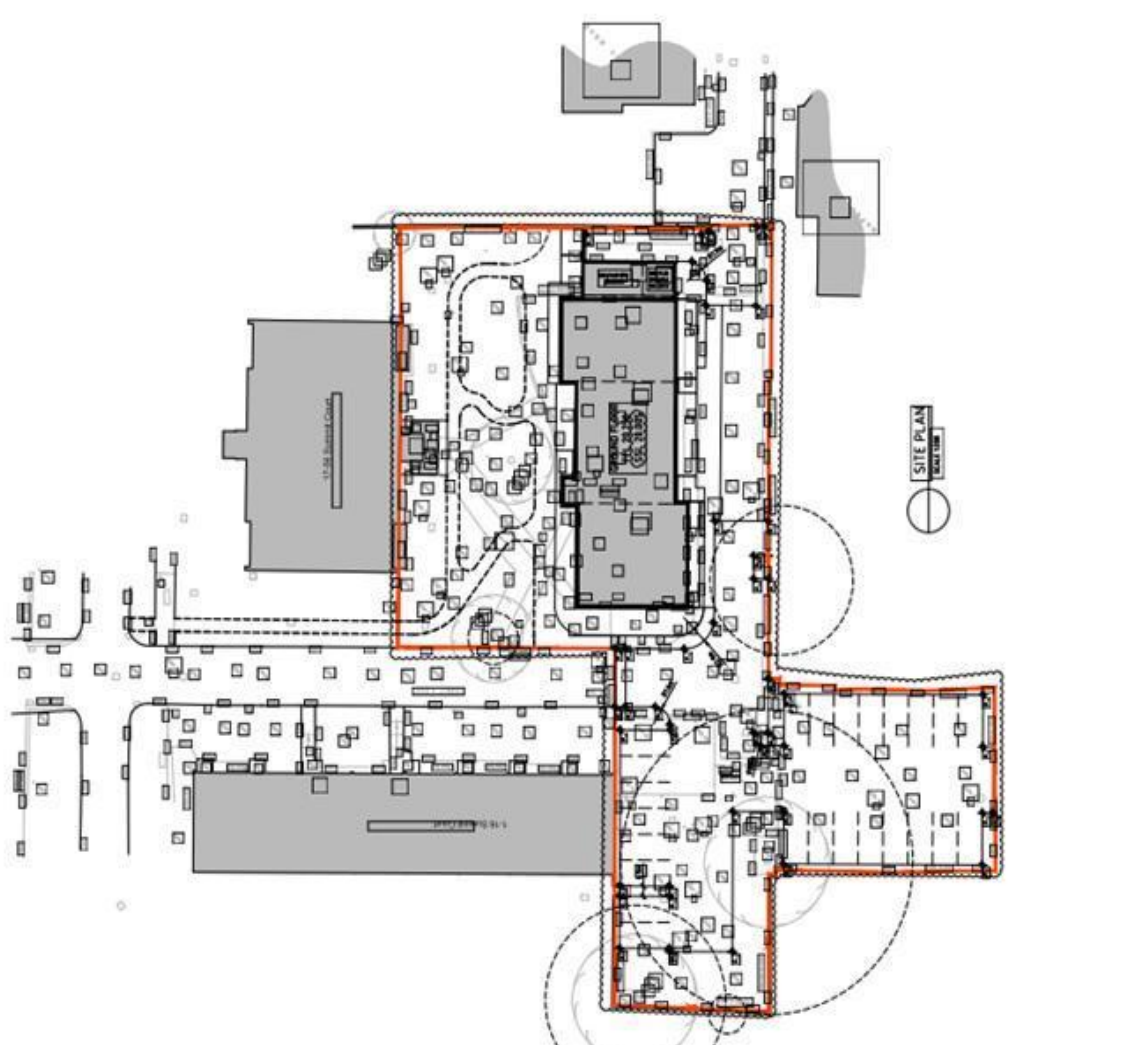
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PROJECT NO.	15043
DATE	01/10/20
PROJECT NAME	BRENT HOUSING PARTNERSHIP
CLIENT	BRENT HOUSING PARTNERSHIP
ARCHITECT	MARRHIP ASSOCIATES
ENGINEER	CONCRETE ENGINEERS
DATE	01/10/20
PROJECT NO.	15043
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CLIENT	BRENT HOUSING PARTNERSHIP
ARCHITECT	MARRHIP ASSOCIATES
ENGINEER	CONCRETE ENGINEERS
DATE	01/10/20



RECOMMENDATIONS

- 1. That the Committee resolve to GRANT planning permission
- 2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions

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[and informatives] to secure the following matters:

Summary of Conditions

1. Development to commence no later than 3 years from the date of the original permission 15/1892 which was granted on 10/02/2016
2. Development to take place in accordance with approved drawings
3. Development to take place in accordance with approved details for Condition 3 (obscure glazing) as detailed in application 16/2542
4. The parking spaces shown on the approved plans shall be constructed prior to the occupation of the development and be used solely in connection with 1-56 Summit Court and retained for the lifetime of the development.
5. Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.
6. No development shall be carried out until the person carrying out the works is a member of the Considerate Constructors Scheme
7. The development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing
8. Development to take place in accordance with approved details for Condition 8 (External materials) as detailed in application 16/3141
9. Development to take place in accordance with approved details for Condition 9 (Landscaping) as detailed in application 16/3141
10. Development to take place in accordance with approved details for Condition 10 (Refuse and recycling) as detailed in application 16/3141
11. Development to take place in accordance with approved details for Condition 11 (SUDS) as detailed in application 16/2542
12. The development hereby approved shall be completed in accordance with the approved Tree Protection Plans, RPA Method Statement and Arboricultural Method Statement.
13. Development to take place in accordance with approved details for Condition 13 (Communal entrance) as detailed in application 16/2542
14. Development to take place in accordance with approved details for Condition 14 (Cycle parking spaces) as detailed in application 16/2542
15. Details of the location and design of any signage for the community use shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building
16. Development to take place in accordance with approved details for Condition 16 (Construction Method Statement) as detailed in application 16/3141
17. Should any future amendments be proposed to the hereby approved car parking layout, the details shall first be submitted to and approved in writing by the LPA.
18. Within 3 months of practical completion of the development, an Energy Assessment Review shall be submitted to and approved in writing by the Local Planning Authority.
19. Details of a communal satellite system shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the agreed details prior to the occupation of the building.

Informatives

1. The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges.

A) PROPOSAL

Variation of condition application proposing the amendments as follows:

Condition 12 (tree protection)

- area of tarmac reduced to allow more soft landscaping
- area of Cellweb also reduced to tie with the revised layout
- permeable surface to the proposed parking area has been substituted with impermeable surface

Condition 17 (car park layout)

- changes to car park layout to accommodate the revised roof protection strategy

Amendment to pending condition approval for Condition 11 (SUDS)

- revised layout along with details of road, paving and car park build-up

of planning permission reference 15/1892 dated 10/02/2016 for Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

B) EXISTING

The site is currently occupied by a row of 10 unused garages and a sub station in a single storey block in the south-west corner of Summit Court, a 1960s development of 56 dwellings in two separate blocks of 4 and 10 storeys on the western side of Shoot Up Hill. To the south lies St Ives Court, a block of seven dwellings, 4 storeys high and constructed in 2006/7.

The garages do not have a street frontage as they are separated from Shoot Up Hill by Summit Court and from Mapesbury Road by St Ives Court. To the southwest of the site the application site abuts 45 Mapesbury Road, a two-storey detached Victorian house converted into five flats and located within the Mapesbury Conservation area.

The site is generally flat and level. The garages are situated between tarmacked hardstanding to the front and to the rear a mix of hard and soft landscaping providing amenity space to the residents of Summit Court.

Public transport accessibility is good with a PTAL rating of five and Kilburn underground station located approximately half a kilometre (6-7 minutes walk) to the south along Shoot Up Hill, which itself is well served with bus routes north and south.

These 10 garages make up a significant part of the total of 39 parking spaces provided for Summit Court however they are currently not used.

D) SUMMARY OF KEY ISSUES

Petition of objection outlines concerns which relate mainly to the original permission 15/1892: The main issues are:

1. Unsatisfactory that the changes proposed were not made originally and indicates the whole project is not creating the space that the original planning proposal intended. The whole project has been approved on false premises
2. The number of residents that are against this project is more than 90%. The application should be refused.
3. Loss of amenity space and green space
4. Increased noise, smell, dust, traffic and reduction of parking spaces and increased crime
5. Loss of light and outlook

RELEVANT SITE HISTORY

16/3141 - Granted

Details pursuant to discharge of condition numbers 6 (Considerate Constructors Scheme), 8 (materials), 9 (landscaping), 10 (refuse and recycling) and 16 (Construction Method Statement) of planning permission reference 15/1892 dated 10/02/2016 for Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

16/2542 - Granted

Details pursuant to discharge of condition numbers 3 (obscure glazing), 11 (SUDS), 13 (communal entrance flush) and 14 (cycle parking spaces) of full planning permission reference 15/1892 dated 10/02/2016 for Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

15/1892 – Granted

Demolition of redundant garages, caretakers storage and residents community room and erection of a four storey block of 11 self-contained flats (4x1bed, 3x2bed and 4x3bed) with associated space for community room (Use class D1) on the ground floor and additional car and cycle parking spaces, bin stores, and landscaping

CONSULTATIONS

Statutory neighbour consultation period (21 days) started on 22nd September 2016, in total 100 properties were consulted.

A petition of objection was received on 13th October 2016 signed by 67 neighbours in Summit Court.

Summary of concerns raised:

Objection raised	Response
Tenants are having their amenity to use the space reduced.	Addressed in Committee report 15/1892
The loss of light, privacy and outlook is significant, as this will be on the sun lit side of both blocks. The development will create a large number of people with diminished sun light.	Addressed in Committee report 15/1892
The green space will be reduced. The removal of the trees and shrubs is to the contrary of tree protection. The increase in people and families will create a problem with the remaining green space, no longer being maintainable.	Addressed in Committee report 15/1892
As satisfactory resolutions of these problems was not made originally, it is an indication that the whole project is not creating the space that the original planning proposal intended. And therefore the whole project has been approved on false premises.	The current application proposes relatively minor changes to the scheme. It is often the case that such changes are not realised during an initial application but at a later stage which can be resolved by a section 73 application.

The affected buildings are housing the more vulnerable residents, and that the loss of peace, space and amenity, has the facility to increase the stress which these people were originally placed here to escape.	Addressed in Committee report 15/1892
The proposed building is in breach of the hygienic requirements for the space between the blocks. In view of that please consider the original plan of the present blocks and the space provided.	Addressed in Committee report 15/1892
Towards these please note the problems of increased noise, smell, dust, traffic, reducing of parking spaces and increase of crime. [The present garages have not been redundant].	Addressed in Committee report 15/1892
The number of residents that are against this project, being more than 90% and please satisfy their refusal of a new development.	Regardless of the current application, approval has already been granted for 15/1892 subject to conditions. There is no valid reason to refuse this application which will be discussed further in remarks.

POLICY CONSIDERATIONS

National Planning Policy Framework (2012):

Section 7 – Requiring Good Design

Core Strategy (2010):

CP17 – Protecting and Enhancing the Suburban Character of Brent

Brents emerging Development Management Plan:

DMP1 – General DMP policy

DMP12 – Parking

DMP15 – Affordable Housing

DMP19 – Residential Amenity Space

The Development Management Policies will be considered for formal adoption at a Full Council meeting on 21st November 2016. In the meantime, in accordance with paragraph 216 of the National Planning Policy Framework, the Council will take the Development Management Policies, including modifications, into account as a material consideration with significant weight in determining planning applications

Brent's UDP (2004)

BE2 – Townscape: Local Context and Character

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

Supplementary Planning Guidance:

SPG17 – Design Guide for New Development

DETAILED CONSIDERATIONS

1.0 Background and context

1.2 The principle of the residential redevelopment on the site is acceptable and this is not for consideration as part of this application. Consideration relates to the nature of the changes proposed to conditions, the extent to which the proposal deviates from the consented scheme, and whether these changes can be supported in planning terms.

2.0 Discussion of changes to conditions

2.1 Planning conditions are often applied to the grant of planning permission. These limit and control the way in which the planning permission may be implemented.

2.2 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

2.3 Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

2.4 The applicant seeks to vary the following conditions:

2.5 Condition 12 (tree protection)

- area of tarmac reduced to allow more soft landscaping

2.6 Drawing L0425L01C shows that area of tarmac (cellweb) around trees along the western edge of the car park would be reduced and replaced with soft landscaping which is welcomed by the Council Tree Officer and Principal Landscape Designer.

- area of Cellweb also reduced to tie with the revised layout

2.7 CellWeb is a tree root protection system which provides a flexible and permeable solution for protecting tree roots while creating a robust and stable platform when creating vehicular access paths. In line with the above change to the scheme, the area of cellweb will be reduced and soft landscaping put in its place.

- permeable surface to the proposed parking area has been substituted with impermeable surface

2.8 An impermeable surface is now proposed to the car park as the substrate beneath the car park is impermeable. The applicant states as the existing condition for the area of proposed parking is an impervious surface this proposed change will not have a detrimental impact on the existing tree roots which is accepted by the Council Tree Officer. To offset this the applicant proposes changes to the sustainable drainage system (SUDS) which will be discussed further below.

2.9 Condition 17 (car park layout)

- changes to car park layout to accommodate the revised roof protection strategy

2.10 Drawing L0425L01C shows that the car park layout will be altered. The layout will be amended to accommodate the revised root protection strategy because of the poor infiltration characteristics of the sub soil as discussed above. The same number of car parking spaces will be retained.

2.11 Bins are shown along the access road which is the existing location for refuse storage. To improve the appearance a screen will be erected in front. As the bins are currently in this location, it is expected a refuse vehicle will still continue to navigate this area for collection. A tracking diagram shows a 7.6m refuse vehicle navigating this space.

2.12 Condition 11 (SUDS)

- revised layout along with details of road, paving and car park build-up

2.13 The Sustainable Drainage System (SUDS) strategy for the scheme will be altered from the original proposals as indicated on drawing SLD/HG/LM1 revision B.

2.14 The original proposal was to infiltrate the surface water from the site using permeable paving located in

the car parking and access road areas. Due to unfavourable soakage tests undertaken at various locations on site, it is no longer possible to use infiltration as the SUDS strategy.

2.15 To offset this underground storage tank and hydro-brake to reduce peak flows leaving the site as per the requirements of 'The London Plan 2015'. This information has been reviewed by the Councils Principal Engineer for Highways and Infrastructure who is satisfied with the revised proposal.

3.0 Conclusion

3.1 In summary many of the concerns raised by the petition of objection relate to the original application which regardless of this application can be implemented subject to conditions. The grounds of the objection have been duly considered as part of the original permission 15/1892. The extent of the proposed changes to the original approval can be supported and there are no valid grounds to resist this application, which would serve to improve the setting of the development

CIL DETAILS

The original planning permission is liable to pay the Community Infrastructure Levy (CIL), subject to any claim for Social Housing Relief.

In accordance with Reg 9 Meaning of "Chargeable Development", the effect of this planning permission granted under section 73 of TCPA 1990 is that the amount of CIL payable calculated under regulation 40 (as modified by paragraph (8)) would not change, therefore the Chargeable Development is the development for which planning permission was granted by the previous permission as if that development was commenced.

Therefore no new Liability Notice is required and the original Liability Notice remains in force.



DECISION NOTICE – APPROVAL

Application No: 16/3585

To: Mr Evelyn-Rahr
Baily Garner
Baily Garner
146 -148 Eltham Hill
London
SE9 5DY

I refer to your application dated 15/08/2016 proposing the following:
Variation of condition application proposing the amendments as follows:

Condition 12 (tree protection)

- area of tarmac reduced to allow more soft landscaping
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See condition 2

at Summit Court Garages and Laundry & Store Room nex to 1-16 Summit Court, Shoot Up Hill, London, NW2

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

A handwritten signature in black ink that reads "Alice Lester".

Alice Lester

Head of Planning, Transport and Licensing

Notes

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1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17

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
Housing: in terms of protecting residential amenities and guiding new development
Transport: in terms of sustainability, safety and servicing needs

- 1 Development to commence no later than 3 years from the date of the original permission 15/1892 which was granted on 10/02/2016

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):

L0425L01 M
L04255K02
101 I
C1150 P2
C110 P2
C1070 P2
C1060 P2
C1020 P2

Approved drawings and technical documents for 15/1892:

PL00
PL02C
PL04B
PL09C
PL10B
PL16C
PL21
PL22
Tree protection plan
Working within root protection areas – method statement
Arboricultural method statement
Energy strategy report

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

- 3 Development to take place in accordance with approved details for Condition 3 (obscure glazing) as detailed in application 16/2542 and be retained as such for the lifetime of the development.

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

- 4 The parking spaces shown on the approved plans shall be constructed prior to the occupation of the development and be used solely in connection with 1-56 Summit Court and retained for

the lifetime of the development.

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

- 5 Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

- 6 No development shall be carried out until the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

- 7 The development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (meaning subsidised housing at below market rents, intended for households who cannot afford housing market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development is implemented in accordance with the details submitted, and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 8 Development to take place in accordance with approved details for Condition 8 (External materials) as detailed in application 16/3141 and be retained as such for the lifetime of the development.

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

- 9 Development to take place in accordance with approved details for Condition 9 (Landscaping) as detailed in application 16/3141 and amended by 16/3585. 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.

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 and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 10 Development to take place in accordance with approved details for Condition 10 (Refuse and recycling) as detailed in application 16/3141 and be retained as such for the lifetime of the development.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

- 11 Development to take place in accordance with approved details for Condition 11 (SUDS) as detailed in application 16/2542 and amended by 16/3585 and be retained as such for the lifetime of the development.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

- 12 The development hereby approved shall be completed in accordance with the approved Tree Protection Plans, RPA Method Statement and Arboricultural Method Statement. Furthermore a watching brief is required so that any activity within the RPA's of trees T1 and T2 shall only take place under the site supervision of a qualified arboriculturalist. A written record must be kept of these visits and made available to the LPA on their request and should any problems arise with respect to the retained trees the LPA tree officer should be immediately contacted.

Reason: To ensure that the trees are protected

- 13 No works shall commence unless revised plans which show the communal entrance flush with or closer to the front elevation of the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and welcoming entrance.

- 14 Details of the provision of a minimum of 11 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained for the lifetime of the development. The cycle storage shall be located to maximise accessibility and minimise any impact on the visual amenity and usability of soft landscaping.

Reason: To ensure satisfactory facilities for cyclists.

- 15 Details of the location and design of any signage for the community use shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building and the development shall be completed in accordance with the approved plans.

Reason: In the interest of the design quality of the building.

- 16 Development to take place in accordance with approved details for Condition 16 (Construction Method Statement) as detailed in application 16/3141

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

- 17 Should any future amendments be proposed to the hereby approved car parking layout, the details shall first be submitted to and approved in writing by the LPA. The arrangement shall be constructed and permanently retained thereafter and the area shall not be used for any purpose other than the parking of cars and shall not be altered except with the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to ensure a satisfactory standard of amenity by providing and retaining adequate on site car parking.

- 18 Within 3 months of practical completion of the development, an Energy Assessment Review shall be submitted to and approved in writing by the Local Planning Authority. This review by an approved independent body shall verify that the development has met or exceeded the following:

(i) Minimum 35% improvement on Part L 2013 Building Regulations Target Emission Rate ("TER") for CO2 emissions;

If the review specifies that the development has failed to meet the above levels, and it has been satisfactorily demonstrated that it has not been possible or feasible to incorporate any of the measures proposed within the Energy Statement and/or the Sustainability Strategy then details of alternative measures or alternative means by which the impacts of the failure to implement the measures will be mitigated shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the review, and implemented in full thereafter in accordance with a timescale agreed with the Local Planning Authority.

The approved Sustainability and Energy Strategies (or as amended) shall be fully implemented and maintained for the lifetime of the Development unless otherwise agreed in writing with the Council.

Reason: To ensure a satisfactory development which incorporates sustainability measures.

- 19 Details of a communal satellite system shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the agreed details prior to the occupation of the building. No individual satellite dishes shall be attached to the building.

Reason: To ensure that such additions do not harm the visual amenity of the area.

INFORMATIVES

- 1 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

Any person wishing to inspect the above papers should contact Katrina Lamont, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1905