

Committee Report
Planning Committee on 6 April, 2011

Case No. 11/0023

RECEIVED: 24 January, 2011

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Garages rear of 55 Mount Pleasant Road, Henley Road, London

PROPOSAL: Details pursuant to condition 3 (landscaping), condition 8 (details of ventilation and extraction), condition 9 (materials) and condition 10 (tree survey) of full planning permission 10/0932 dated 13/07/10 for demolition of an existing single-storey, double-garage building to rear of 55 Mount Pleasant Road, NW10; and erection of a new single-storey, flat-roofed, two-bedroom dwellinghouse with basement storage accommodation, removal of the existing vehicular access onto Henley Road with associated landscaping of the garden amenity area and subject to a Deed of Agreement dated 8th July 2010 under Section 106 of the Town and Country Planning Act 1990, as amended

APPLICANT: Mr Nick Rayburn

CONTACT: Ambo Architects

PLAN NO'S:

425/21

425/22A

425/23

425/24

425/46

Arboricultural implications assessment

ambo architects accompanying letter dated 4th January 2011

RECOMMENDATION

Approval

EXISTING

The application refers to the site at the rear of No 55 Mount Pleasant Road which sites a detached double garage.

PROPOSAL

See above

HISTORY

10/0932 Granted subject to legal agreement

Demolition of an existing single-storey, double-garage building to rear of 55 Mount Pleasant Road, NW10; and erection of a new single-storey, flat-roofed, two-bedroom dwellinghouse with basement storage accommodation, removal of the existing vehicular access onto Henley Road with associated landscaping of the garden amenity area and subject to a Deed of Agreement dated 8th July 2010 under Section 106 of the Town and Country Planning Act 1990, as amended

POLICY CONSIDERATIONS

Adopted Brent Unitary Development Plan 2004

BE2: Townscape

BE9: Architectural Quality

SPG17: Design Guide for New Development

CONSULTATION

No external consultation was undertaken as this is a details pursuant submission and applications of this nature are not normally consulted on. They normally consider technical matters that were not assessed in full in the original application. In this case, however, 2 neighbours were advised of the submission for their information as they had requested following the original granting of permission. 3 comments have been received which officers consider to be objections, the following comments are made:

- Neighbours have not been asked for access to their gardens to assess trees
- Trees which border the boundary line are well in excess of 7cm.
- The neighbour would like to view the proposed ventilation information

In relation to the last point the the plans and technical details of the ventilation were made available on the website.

REMARKS

Application reference 10/0932 for a single storey dwellinghouse with basement was approved at planning committee on 9th July 2010 on the understanding that further details would be submitted in relation to a number of conditions.

Condition 3 reads as:

The area so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

The scheme shall include species, sizes and numbers as well as details of hardstanding materials.

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

The relevant plans for this condition are the ground floor plan and roof plan. The garden area is proposed as lawn and 5 silver birch trees are proposed to be planted along the fence at the southern corner. The hardstanding material proposed is natural yorkstone while pebbles are proposed around the building between it and the boundary treatment. In addition the roof is proposed to be largely sedum details of which have been provided as well as detail of a maintenance regime.

Following advice from landscape officers it has been confirmed that a weedstop geotextile layer will be used beneath the pebbles to prevent weed growth and the lawn will be provided with a minimum of 150mm topsoil, in order to ensure the planting is successful. The submitted information is considered to be satisfactory for the approval of the condition.

Condition 8 reads as:

Details of ventilation and extraction systems including particulars of noise levels shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The approved details shall thereafter be fully implemented.

Reason: In order to allow the Local Planning Authority to exercise proper control over the development and to safeguard the amenities of the adjoining occupiers.

An Xpelair Xcell unit is proposed for ventilation and also includes heat recovery, the unit is to be situated in the basement and the ducting would run up through the ground floor and emit just below the roof level.

The submitted detail has been reviewed by Environmental Health officers and it has been confirmed that in terms of siting and noise the proposed plant is acceptable, it would not be detrimental to the amenity of either future occupants or neighbouring occupants and is sufficient for the condition.

Condition 9 reads as:

Details of materials, including samples, for all external work including fencing, 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.

The agents accompanying letter lists the proposed materials and some samples have also been submitted. Where timber cladding is proposed to the elevations it will be Siberian Larch, the elevations would otherwise be rendered and coloured light grey (RAL 7035), both of which are considered to be acceptable and as envisaged in the original application.

The roof as discussed above is largely sedum with rooflights where approved and aluminium capping in grey (RAL 7004 which is slightly darker than the render). Velfac aluminium windows are proposed again in grey and rainwater goods are proposed in either grey or black. The detail and specification is of a good standard.

The proposed material for the fencing is european oak with steel posts, this will result in a street appearance of good quality.

Condition 10 reads as:

A full tree survey and tree protection statement complying with BS5837:2005 'Trees in relation to construction' shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the work shall then be carried out in accordance with the approved details.

Reason: To ensure that the development does not result in the damage or death of nearby trees which would result in the loss of amenity and biodiversity.

While neighbours have disputed some of the detail in the report the Council's tree officer is satisfied with the report and recommendations. The height and diameter of the relevant trees is

included in the spreadsheet attached to the report, this is discussed further below. The report includes 12 trees.

The Council's tree protection officer considers the tree protection information to be acceptable to protect all surrounding trees of importance identified for protection.

The Leyland Cypress' at the end of the rear garden of no. 55 Mount Pleasant have not been included in the category for specific protection due to their low category in terms of tree quality and value in conservation or cultural benefits. These trees are rated C2/3 and as juvenile trees have an estimated remaining life of 10-20 years, at present their height is approximately up to 3m. Trees categorised as C are not of sufficient value in terms of landscape or conservation to be able to prevent development taking place. The assessed size stated in the arboricultural report, which is the measurement of trunk diameter at a height of 1.5m, has been disputed by the neighbour who advises that the trunks are greater than suggested. Officers have been advised that the assessment was carried out a number of months ago and as these trees grow rapidly it may be the case that the recorded sizes have increased, or as direct access to the trees was not obtained for the assessment an under estimation may have been made. Officers are clear however that this would not affect the value category in which they fall as juvenile Cypress trees.

Due to proximity and the envisaged root area of these trees it is inevitable that their roots will be encountered whilst constructing the basement and foundations, nevertheless, the Council's tree protection officer considers that there is enough vitality in the hedge of leylandii and that this species generally is vigorous enough to withstand the proposed development adjacent to it.

The following steps are suggested as ways in which to support the hedge:

- Root growth can be encouraged with a light application of tree and shrub fertilizer, spread at manufacturers recommended rates.
- A mulch such as wood or bark chip can be applied to the base of the trees at a depth of approximately 80mm, this will aid water retention and control weed growth, eventually breaking down to help condition the soil.
- The hedge should be watered during prolonged dry spells.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

CONDITIONS/REASONS:

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: Garages rear of 55 Mount Pleasant Road, Henley Road, London

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