

Agenda Item 08

Supplementary Information Planning Committee on 15 February, 2017

Case No.

16/4003

Location	10 Villiers Road, London, NW2 5PH
Description	Erection of a rear dormer window and three front roof lights, conversion of garage, erection of a single storey rear extension, creation of a basement level, erection of rear extension at first floor level and sub-division to provide an additional 2 flats to existing flats (totalling 1x 3bed, 1x 2bed, 1x 1bed and 1x studio) with associated bin and cycle stores.

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Conditions

It is recommended that the following conditions be amended to ensure they are precise:

- Condition 1 (landscaping plan)
- Condition 6 (cycle storage)
- Condition 8 (Construction management)
- Condition 9 (materials)

This does not affect the recommendation. The full wording of the proposed conditions is set out below.

Condition 1 (Landscaping Plan) has been amended as follows:

Landscape proposals for the treatment of the front garden shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works on site. Such proposals shall include provision of a new boundary treatment such as a wall and/or hedge behind and other planting to improve the visual amenity of the site frontage. The landscape works shall be completed in accordance with the approved details in accordance with a programme agreed in writing with the Local Planning Authority.

Any planting that is part of the approved scheme that within a period of *five* years after completion is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

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

Condition 6 (Cycle Storage) has been amended as follows:

Notwithstanding the plans hereby approved, the development shall not be occupied until further details of secured and covered cycle storage are submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans. Such facilities shall be retained for the lifetime of the development.

Reason: To ensure an adequate amount of cycle spaces are available for future occupants.

Condition 8 (Construction Management) has been amended as follows:

No development shall commence on site until such time as a Site Survey, Construction Management Plan and Building Construction Statement has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

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- (a) a Soil Survey of sub-surface conditions have has been submitted to and approved in writing by the local planning authority, such details to include:
 - (i) a survey of ground and soil conditions beneath the property;
 - (ii) an assessment of those conditions and their characteristics and whether these are consistent with the wider area;
 - (iii) an assessment of the effect of the sub-surface works on the structural stability of the property and neighbouring properties and any proposed mitigation measures; and
 - (iv) an assessment of the effect of the sub-surface works on ground water and flooding and any proposed mitigation measures

- (b) a Construction Statement – detailed information about the proposed construction of the basement development;
 - (v) a minimum of two cross section drawings showing front and rear and side to side at a scale of 1:50. Structural details should also be provided so that any implications on the existing building and immediately adjoining properties are clear.
 - (vi) details of drainage and sewers (including invert levels);
 - (vii) proposals to deal with surface water;
 - (viii) details of proposed hard and soft landscaping.

- (c) a Construction and Traffic Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CTMP shall be adhered to throughout the construction period. The CTMP, which shall be accompanied by a site layout plan showing the following elements, shall include details of the following for each main construction phase being (1) preparatory works, (2) excavation and temporary structural works; (3) permanent structural works and concrete pouring; (4) internal construction and first and second fix:
 - (ix) expected duration of entire programme and individual phases
 - (x) the management and timing of deliveries and the control of traffic servicing the site to avoid the stacking up of vehicles waiting to service the site and to ensure vehicles do not block the highway;
 - (xi) the route vehicles will take to and from the site so as to avoid congestion, sensitive uses (e.g. schools, nurseries) and to minimise risk to pedestrians and cyclists (e.g. minimise left turns)
 - (xii) the parking of vehicles of site operatives and visitors;
 - (xiii) the loading and unloading of plant and materials;
 - (xiv) the storage of plant and materials used in constructing the development and the storage of waste until its removal from site and the method of removing that waste especially the means of removing the excavated soil from the site;
 - (xv) the location of skip and portaloo to minimise temporary loss of parking;
 - (xvi) means of protecting the safety of the public e.g. pedestrians and cyclists from the works (e.g. during moving of materials, waste)
 - (xvii) the means of controlling and minimising dust and noise
 - (xviii) the means of monitoring and responding to complaints

Reason: to ensure that a relevant professional has investigated the ground conditions beneath the property and that person is satisfied in their professional opinion that the proposed sub-surface works will not unduly affect the structural stability of this property or of neighbouring properties and that the works will not unduly affect local ground water conditions, and in order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and in the interests of the free flow of traffic and highway and pedestrian safety, to ensure the footway and highway is not blocked during the works

Condition 9. A details of materials condition has been recommended as follows: _

Details of materials for all external work, including manufacturer's literature and samples to be provided for inspection on site, shall be submitted and approved by the Local Planning Authority before any work commences. 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.

Recommendation: Remains approval subject to the conditions set out in the committee report.

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