



Planning Committee Map

Site address: Storage rear of 397 High Road & Rear Part of 397A, Rosemead Avenue, Wembley, HA9

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This map is indicative only.

RECEIVED: 21 April, 2011

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: Storage rear of 397 High Road & Rear Part of 397A, Rosemead Avenue, Wembley, HA9

PROPOSAL: Demolition of existing buildings and the erection of two new 6 storey buildings comprising 22 flats and including external amenity space, cycle parking and refuse and recycling storage

APPLICANT: PLCM

CONTACT: Parritt Leng Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Area Planning to agree the exact terms thereof on advice from the Borough Solicitor

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 (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance
- 100% Affordable Housing
- A contribution of £2,400 per bedroom, due on material start and, index-linked from the date of committee for Education, Sustainable Transportation and an additional contribution of £9,500 towards Open Space & Sports in the local area.
- Sustainability - submission and compliance with the Sustainability check-list ensuring a minimum of 50% score is achieved and Code for Sustainable Homes level 4, with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.
- Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.
- Join and adhere to the Considerate Contractors scheme.

And, to authorise the Head of Area Planning, 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 application relates to a site of approximately 0.08 hectares comprising of land and buildings located on the north side of Rosemead Avenue, to the rear of the JJ Moon and The Bear public houses on the High Road in Wembley.

The eastern part of the site is currently occupied by Rosemead Hall a vacant and dilapidated double height single storey building last used as a warehouse. The western part of the site is occupied by the former Post Office sorting office, a substantial vacant building that hasn't been used since the former Post Office was converted into a pub. It too is in a poor state of repair. The two buildings are separated by a service road which allows The Bear to be serviced from Rosemead Avenue and by a pedestrian footpath that provides an emergency escape route from JJ Moons.

The former sorting office is flanked by a five storey building that forms the rear of the Wilkinson hardware store which has a loading bay opening onto Rosemead Avenue. Rosemead Hall is flanked by a two storey storage building attached to the rear of JJ Moons. The Mandhata Community & Youth Association Centre is located on the other side of this storage building. The rear of the site backs on to The Bear and on to JJ Moon's beer garden.

The opposite side of Rosemead Avenue is occupied by two storey terraced houses.

The site is located within Wembley Regeneration Area as designated in Brent's adopted Unitary Development Plan 2004 and the Wembley Growth Area as defined in the Core Strategy.

PROPOSAL

Demolition of existing buildings and the erection of two new 6 storey buildings comprising 22 flats and including external amenity space, cycle parking and refuse and recycling storage (car free scheme). This is 100% affordable housing scheme.

HISTORY

The following planning history is most relevant to this current application:

23/12/2010	Planning permission granted for the demolition of existing buildings and erection of a part 2-, 4-, 5- and 6-storey building to provide in total 29 flats (ref: 10/0413).
08/08/2008	Planning permission granted for the demolition of existing buildings and the erection of a part 2-, part 4- and part 5-storey building comprising 28 flats (ref: 08/1109).
28/04/2008	Planning application for the demolition of existing buildings and the erection of a part 3 and part 5-storey building comprising 31 flats withdrawn by applicant (ref: 08/1109).
28/11/2007	Planning permission for the demolition of existing buildings and the erection of a 4- and 5-storey residential development comprising 28 flats withdrawn by the applicant (ref: 07/0818).
18/01/2004	Planning permission granted for the demolition of one the existing buildings (former sorting office rear of the Bear Public House) and erection of a part 2-, part 3- and part 4-storey building to provide 5 live/work units with roof terraces (ref: 04/0498)
13/01/2004	Planning permission refused for the demolition of one the existing buildings (former sorting office rear of the Bear Public House) and erection of a 4-storey building to provide 4 offices, 4 live/work units and 2 town houses (ref: 04/0498). An appeal against this decision was dismissed.

POLICY CONSIDERATIONS

LDF Core Strategy 2010

CP1 - Spatial Development Strategy

CP2 - Population and Housing Growth

CP17 - Protecting and Enhancing the Suburban Character of Brent

CP18 - Protection and Enhancement of Open Space, Sports and Biodiversity

CP19 - Brent Strategic Climate Change Mitigation and Adaptation Measures

CP21 - A Balanced Housing Stock

Brent Unitary Development Plan 2004

STR3 - In the interests of achieving sustainable development (including protecting greenfield sites), development of previously developed urban land will be maximised (including from conversions and changes of use).

STR5 - A pattern of development which reduces the need to travel, especially by car, will be achieved.

STR9 - The Council will ensure that development proposals do not conflict with the role of GLA Roads and London Distributor Road whilst discouraging through traffic on local roads.

STR11 - The quality and character of the Borough's built and natural environment will be protected and

enhanced.

STR12 - Planning decisions should protect public health and safety and in particular, support the achievements of targets within the National Air Quality Strategy.

STR13 - Environmentally sensitive forms of development will be sought.

STR14 - New development to make a positive contribution to improving the quality of the urban environment in Brent

STR15 - Major development should enhance the public realm.

BE2 - Townscape: Local Context & Character

BE3 - Urban Structure: Space & Movement

BE4 - Access for disabled people

BE5 - Urban clarity and safety

BE6 - Public Realm: Landscape design

BE7 - Public Realm: Streetscene

BE9 - Architectural Quality

BE12 - Sustainable design principles

EP10 - Protection of Surface Water

TRN1 - Transport assessment

TRN3 - Environmental Impact of Traffic

TRN4 - Measures to make transport impact acceptable

TRN10 - Walkable environments

TRN11 - The London Cycle Network

TRN14 - Highway design

TRN23 - Parking Standards – residential developments

TRN24 - On-Street Parking

TRN35 - Transport access for disabled people & others with mobility difficulties

PS14 - Residential Parking Standards

PS15 - Parking for disabled people

PS16 - Cycle parking standards

Brent Council Supplementary Planning Guidance and Documents

SPG12 - Access for disabled people

SPG17 - Design Guide for New Development

SPG19 - Sustainable design, construction and pollution control

SPD - Section 106 Planning Obligations

Mayor of London

The London Plan Consolidated with Alterations since 2004

Mayor of London Supplementary Planning Guidance

- Sustainable Design and Construction (May 2006)
- Planning for Equality and Diversity in London (October 2007)
- Accessible London: Achieving an Inclusive Environment (April 2004)
- Providing for Children and Young People's Play and Informal Recreation (March 2008)

Planning Policy Guidance and Statements

PPG13- Transportation

PPS1- Delivering Sustainable Development

PPS1 - Supplement: Planning and Climate Change

PPS22 - Renewable energy

SUSTAINABILITY ASSESSMENT

The sustainability checklist currently achieves 44%, which is under the council 's 50% requirement. The applicant has however signed up to achieving 50% in the S106 agreement.

The applicant has made a commitment to achieving Code Level 4 on the Government's Code for Sustainable Homes. This will be achieved by:

- The Target Emissions Rate under the national building regulations will be reduced by 44% or a factor of .56.

- All relevant areas of the development should comply with the design backstops set out in the Energy Efficiency guidance for Level 4.
- Provision will be made to limit the effects of internal temperature rises in summer caused by excessive solar gain.
- The quality of construction and commissioning will meet the requirements set out in the Energy Efficiency guidance for Level 4
- Residents will be provided with clear and simple instructions regarding the efficient running and maintenance of the dwellings.

While this commitment is welcomed little detail has been provided as to how these criteria will be met. The requirement to achieve Code Level 4 in Brent's growth areas (which this site is) is now an adopted policy in the Council's Core Strategy. Further details will need to be provided at pre-construction stage, demonstrating how these policies have been met, including a revised TP6 checklist and an energy options assessment.

In order to meet Council policy the s106 agreement will require that no later than one month prior to a material start being made a sustainability strategy demonstrating how the measures above and others listed in the Sustainability Development Checklist (TP6 form) submitted with application are integrated into the scheme. The development shall not commence until the sustainability strategy has been approved by the Council.

A BRE sustainable assessment must also be submitted prior to commencement demonstrating that the development will be constructed to achieve a Code for Sustainable Homes level 4 rating. Prior to first occupation of the development a review by a BRE approved independent body (appointed at the developer's expense) shall be undertaken to see whether or not the measures set out in the sustainability strategy and Code Level 4 have been achieved. Failure to have achieved any of the measures and/or a Code Level rating will require mitigatory measure or compensation to be used by the Council towards the provision of sustainability measures on other site within the Borough.

CONSULTATION

Neighbours/Local Consultees

Standard three week consultation period carried out between 04 May 2011 and 25 May 2011 in which 105 properties and ward councillors were notified. Notices have also been posted outside the site and within the local press.

1 letter of objection has been received from the JD Wetherspoons who are the owners of JJ Moons public house. They express concern that the size of the development would result in a loss of light and outlook to their beer garden which is adjacent to the back of the site. They are also concerned that residents of the flats may complain about noise from the pub. It currently has a licence to operate until 1 am on Friday and Saturdays and until 12 o'clock during the rest of the week.

Consultees

Council's Transportation Unit – There would be no objections on transportation grounds to this proposal subject to:

- a Section 106 Agreement to secure: (i) a car-free agreement; and (ii) a financial contribution of £26,000 towards non-car access/highway safety improvements, parking controls and/or a car club;
- conditions requiring the submission of further details of a shelter for the proposed bicycle parking area (see condition 6 at the end of this report).

Landscape Unit – Recognise the limitations in providing ground level amenity space in dense urban situations. Any consent will therefore require a high quality treatment to the communal amenity space proposed to the rear of the development, the details of which to be secured by condition (see condition 9 at the end of this report). The proposed shortfall of usable amenity space should be compensated for through a further Section 106 contribution to funding open space improvements in King Edward VII Park. The lack of opportunities for planting within the scheme should be compensated for by additional funding for street tree planting in the vicinity of the site.

Environmental Health – Make the following recommendations:

- The development is taking place in an Air Quality Management Area, so particular attention should be paid to the impacts of dust etc. during construction. Suggest that condition 8 of the previously granted planning permission (ref: 10/0413) be retained (see condition 10 at the end of this report).
- The site is in close proximity to two pubs with beer gardens/smoking areas immediately adjacent to the buildings. In order to counter this and any other noise problems that might occur a condition requiring all units to be built in accordance with the British Standard 'Sound insulation and noise reduction for buildings-Code of Practice' (BS8233:1999) (see condition 11 at the end of this report).

Thames Water - No objection with regards to sewage infrastructure. With regards to Surface water drainage they point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. Recommend that the applicant ensures 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.

REMARKS

Principle of development

The principle of the redevelopment of the site for a residential use has been confirmed through a number of previous planning permissions, the most recent of which was approved by the planning committee in July of last year (ref: 10/0413) which granted consent for a six storey development of 29 flats. No significant policy changes have occurred since this time which would alter this position.

Background

This scheme has been amended since its initial submission. Both of the proposed buildings have been reduced in height by one storey, the applicant having originally sought permission for two seven storey buildings. The number of flats proposed has also been reduced by one, and the proposal is now for 22 flats.

The previous scheme approved by committee last December proposed the erection of one large 6 storey block fronting Rosemead Avenue with an undercroft service road running through its middle. The main difference in this current application is the removal of all development that was to have been sited above the access road, thus creating two separate 6 storey blocks and resulting in a significant reduction in the amount of development. The number of flats has been reduced from 29 to 22 and a 100% affordable scheme is now proposed. Previously a 55/45% private/affordable mix was proposed. While there are other differences in elevational treatment, internal layout and mix of unit sizes, it remains an entirely residential scheme of six storeys that sits largely within the development envelope of the previously approved scheme.

Planning Policy

The two existing buildings on the application site were last used for employment purposes with Rosemead Hall being used as a warehouse and the other building as a post office sorting office. Both buildings have now been vacant for a number of years. Council policies generally seek to resist the loss of local employment sites unless there are unacceptable adverse environmental impacts resulting from its employment use or it can be demonstrated that there is no effective demand. The preferred alternative use for redundant local employment sites is as affordable housing.

Marketing reports submitted with previous applications have indicated that despite an active marketing effort over a number of years both nationally and locally, no genuine interest has been registered in these sites. In 2004 planning permission was granted for the demolition of Rosemead Hall and the erection of part 2-, 3- and 4-storey building to provide 5 live/work units and in 2003 planning permission was granted for the conversion and extension of the post office depot to provide 7 live/work units and 2 bedroom maisonettes. However neither planning permission has been implemented which further confirms that there is also no demand for live/work accommodation. Given the length of time that the site has remained vacant and the apparent lack of interest in reusing the site for any kind of employment use, the redevelopment of the site for affordable housing is considered acceptable.

Density/Mix

The revised scheme proposes 22 residential units in total. This includes two 1-bedroom flats, fourteen 2-bedrooms flats, five 3-bedroom flats and one 5-bed flat providing a total of 72 habitable rooms on a site area of 0.121 hectare, with a density of 595 habitable rooms per hectare. This is significantly less than the 90 habitable rooms and density of 744 habitable rooms per hectare in the previous scheme approved last December. The site is located within edge of Wembley Town Centre and has a PTAL of 5. The proposed density therefore falls within the acceptable density range of 240-700+ as set out in the Supplementary Planning Guidance 17 and also complies with the recent Mayor's London Interim Housing Supplementary Planning Guidance density range for sites located within the Central/Major Town Centres.

The proposed mix providing a range of unit sizes suitable to various needs with a few 1 bed units is considered acceptable in this town centre location. The scheme is proposed as a 100% affordable scheme with Block A (8x2-bed, 1x3-bed & 1x5-bed) being shared ownership and Block B (2x1-bed, 6x2-bed & 4x3-bed) being affordable rent.

Scale, Massing Design, Layout and Access

The character of the area along Rosemead Avenue is mixed. The opposite side of the street to the site is comprised of two storey Victorian terraced houses with small 3m deep front forecourts. On one side the application site abuts the rear two storey rear storage building attached to the rear of JJ Moons. On its other side the site abuts the flank wall of the rear part of Wilkinson's, a substantial brick faced post war storage/commercial building of similar height and substantial frontage (approximately 30m). On this side of the street the building line remains fairly well defined, by small front gardens to houses and by open concrete aprons to the commercial buildings including the application site.

The proposed building is of a same contemporary design and in terms of its scale and massing has been similarly designed with consideration to its immediate neighbours. The height of the two proposed blocks are the same as the height of the combined block previously approved. The proposed 5th and 6th storeys would be set-back from the Rosemead Avenue frontage to minimise its impact on the two-storey houses opposite the site. The proposed building would be slightly higher (i.e. by 1.2m) in height than the adjoining Wilkinson building on one side and three storeys higher than the neighbouring storage building to the rear of JJ Moons. The proposed building (as before) presents a strong well articulated frontage to Rosemead Avenue. The use of a traditional brick and pale render cladding echoes the materials used on existing buildings within the area resulting in a modern building that still manages to reflect the character of the area.

Two separate blocks are proposed each with of its own entrance located on Rosemead Avenue. The two blocks are split by a service road running through the middle of the site that will continue to provide servicing to The Bear Public House. Either side of the service road are pedestrian paths providing access through the site to the communal amenity space and to bin and cycle storage areas. JJ Moons Public House has a pedestrian right of way through to Rosemead Avenue for emergency egress only. Access to this right of way is through a secure gate to the pub's beer garden. A courtyard is located to the front of the site to allowing for the turning of vehicles servicing The Bear. This area is overlooked at ground floor from the glazed access corridors on either side and from secondary windows in the upper floors of both blocks.

Quality of Accommodation

Unit Size: All the proposed flats meet the minimum floor area standards set out in the Council's SPG17. The majority also meet and in many cases comfortably exceed the internal floor area standards set out in the Mayor's Interim Housing Design Guide. Only five flats fall short of this more exacting standard but three by only 1 square metre and the other two by 3 square metres. Given that all units meet the Council's own adopted guidance and that only a small number of units fail the mayors's emerging guidance and by relatively small amounts the proposal is considered acceptable.

Light and outlook: All units are afforded adequate light and outlook onto the public realm of Rosemead Avenue, communal amenity areas within the site or private gardens/terraces in the case of the ground floor units. All habitable rooms have primary habitable room windows with outlooks of at least 10 metres (as recommend in SPG17) a part from 1 ground floor unit which has a living room with an outlook of 8 metres across its own private garden area. One failure in a dense urban scheme such as this is considered acceptable.

Privacy: All primary habitable room windows in close proximity with the public realm or pathways within the

scheme are afforded a privacy buffer to provide a degree of separation from public areas. Ground floor units facing Rosemead Avenue are set back from the back edge of pavement by 2 metres. This is consistent with the approach taken for similar residential schemes. No primary habitable room window is less than 20 metres for any other directly facing windows within or outside the scheme. A number of secondary windows to habitable room windows do face other secondary windows with the scheme at distances less than 20 metres, however this is considered acceptable in secondary windows and not sufficiently harmful to warrant a refusal of this application. The relationship between habitable room windows within the site and with the windows in the two public houses to the rear all comply with the Council's SPG 17 "Privacy and Outlook" standards.

Noise: It is noted that the proposed residential development would be to the rear of the existing public houses including JJ Moons beer garden. The north facing elevation immediately behind the beer garden of JJ Moon is lowered to 2-storeys will be screened by the retained rear facade of Rosemead Hall. While the orientation and layout of those units located to the rear of the scheme minimises the likely impact of the beer garden on residential amenity it is likely that the occupants of these facing units may experience a little more noise, disturbance and nuisance associated with the patrons of the pub sitting outside on warmer evenings. However, it must be recognised that those living in town centre locations would expect to experience noise levels at the higher end of acceptability. Environmental Health have recommended a condition requiring measures are implemented that will ensure that the development meets the British Standard 'Sound insulation and noise reduction for buildings-Code of Practice' (see condition 11 at the end of this report).

External amenity space: All 22 units have some form of private external amenity space in the form of small gardens, terraces and balconies. All have at least 6 square metres. In addition a communal amenity area of 100 square metres is also proposed. Given that this area will be mostly surrounded by relatively tall buildings it will spend much of the day in shadow. It is therefore envisaged that it will be a mainly hard surface area with limited planting. Any consent will therefore require a high quality treatment to this communal amenity space, the details of which to be secured by condition (see condition 9 at the end of this report). With appropriate treatment this area could provide a suitable play area for younger children within the scheme. It is envisaged that older children will use nearby parks, the nearest being the King Edward VII Park approximately 600 metres walking distance away.

As this scheme has significantly less units than the previous approval the shortfall in amenity space is not as significant. In that scheme an additional contribution of £13,000 was sought towards open space improvements in King Edward Park. It is suggested that this additional sum be reduced proportionately to reflect the reduction in units from the previous approval to £9,500.

Below is a table of the proposed mix of units, their internal floor areas, external amenity space provision. Unit numbers are prefixed with an A or B to denote either block A or B. Block A is proposed as shared equity housing and Block B as affordable rent.

Unit	Bedrooms	Floor Area	Balcony/Terrace
A1	3 (5p)	112 sqm	41 sqm
A2	2 (4p)	80 sqm	10 sqm
A3	2 (4p)	71 sqm	10 sqm
A4	2 (4p)	80 sqm	10 sqm
A5	2 (4p)	71 sqm	10 sqm
A6	2 (4p)	80 sqm	10 sqm
A7	2 (4p)	71 sqm	10 sqm
A8	2 (3p)	58 sqm	10 sqm
A9	2 (3p)	67 sqm	10 sqm
A10	5 (7p)	114 sqm	20 sqm
B1	2 (4p)	75 sqm	37 sqm
B2	2 (3p)	55 sqm	13 sqm
B3	3 (5p)	92 sqm	6 sqm
B4	3 (5p)	81 sqm	6 sqm
B5	2 (4p)	69 sqm	6 sqm
B6	3 (5p)	86 sqm	6 sqm
B7	2 (4p)	69 sqm	6 sqm

B8	3 (5p)	86 sqm	6 sqm
B9	2 (4p)	67 sqm	6 sqm
B10	2 (4p)	69 sqm	16 sqm
B11	1 (2p)	57 sqm	15 sqm
B12	1 (2p)	51 sqm	16 sqm

Transportation and servicing

The proposal is a “car free” development and therefore no car parking is proposed within the site. However, the service access to the rear of the “The Bear” is still maintained through a 4.3m high archway beneath the building (which encloses a hardsurfaced courtyard area), using the existing crossover onto Rosemead Avenue which is shown widened to 4.2m with 6m radius kerbs and a collapsible bollard. Cycle storage for 41 bicycles is indicated on the ground floor of the eastern and western part of the building, with refuse storage indicated in two storage areas adjoining the courtyard area.

A secure gated service route is now proposed from the courtyard area into the rear of The Bear public house.

As before, the site is located within an area controlled by CPZ and has a very good access to public transport services. The absence of any on-site parking provision would therefore still accord with standards, but again needs to be supported by a car-free agreement removing the right of future residents to an on-street parking permit in the area, to ensure on-street parking problems are not caused in Rosemead Avenue.

As before, developments of more than 10 units should have at least one wide disabled car parking space and with 22 units proposed, two spaces would be considered appropriate. As before, these could be provided within the proposed courtyard area. Alternatively, blue badge holders are in any case exempt from any ‘car-free’ agreement, so could legitimately park within the residents parking bays along Rosemead Avenue.

Once again, at least one secure bicycle parking space is required per flat and the provision of a bicycle store at the rear of the building with 22 spaces is sufficient to satisfy this requirement.

The two refuse stores are shown one in each block these have been revised to meet Brent waste guidelines. The refuse areas have sufficient storage capacity and area easily accessible with double doors. Refuse vehicles can reverse into the site to access the bins.

Similarly, delivery vehicles to the public house at 397 High Road (The Bear), which has an existing condition requiring servicing to take place from the rear, would be able to reverse into the courtyard area to make deliveries via a new secure access route into the rear of the public house.

Landscaping

As with the previously approved scheme there is little opportunity for significant planting . A detailed landscaping proposal would be secured by condition, prior to the commencement of works on site which is the standard approach in the event that a scheme is considered favourably. To compensate for the lack of planting the Council's landscape team advise that additional street tree planting should be undertaken in the vicinity of the site, to be funded by the standard s106 contribution.

Conclusion

This is a difficult urban site with a number of significant constraints, bounded on all sides by existing buildings, with two adjoining public houses abutting the rear of the site including one with a beer garden, and with a third party right of way running through the site. The site has been vacant for a number of years and has been slowly deteriorating physically and its redevelopment to provide 100% affordable housing is considered to offer the best chance of bringing the site back into use. Given the site constraints the current scheme is considered to provide the best compromise in terms of layout, scale, massing, design, quality of environment and viability, and is considered to be a significant improvement on previously approved schemes.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

Brent's Core Strategy 2010

Brent's Unitary Development Plan 2004

The following Council's Supplementary Planning Guidance:

SPG12 - Access for disabled people

SPG17 - Design Guide for New Development

SPG19 - Sustainable design, construction and pollution control

SPD - Section 106 Planning Obligations

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):

257 AP/010 - Site Plan & Site Location Plan

257 AP/011 - Site Photos

257 AE/050 - Existing Ground Floor

257 AE/060 - Existing Elevation

257 AE/061 - Existing Elevation

257 AP/030 - Context Plan

257 AP/100 - Proposed Ground Floor

257 AP/101 - Proposed First Floor

257 AP/102 - Proposed Second Floor

257 AP/103 - Proposed Third Floor

257 AP/104 - Proposed Fourth Floor

257 AP/105 - Proposed Fifth Floor

257 AE/200 - Proposed Front Elevation

257 AE/201 - Proposed Rear Elevation

257 AE/202 - Proposed Rear Elevation

257 AE/203 - Internal Side Elevation Block A Looking West

257 AE/204 - Internal Side Elevation Block B Looking East

257 AE/205 - Side Elevation Block B Looking West

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- (3) During demolition and construction on site:-

(a) The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site.

(b) The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays.

(c) Vehicular access to adjoining and opposite premises shall not be impeded.

(d) All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only.

(e) No waste or other material shall be burnt on the application site.

(f) All excavated topsoil shall be stored on the site for reuse in connection with landscaping.

(g) A barrier shall be constructed around the site, to be erected

prior to demolition.

(h) A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

- (4) The proposed communal amenity space at the rear of Block A shall be made available at all times to all tenure groups of the proposed development.

Reason: To ensure communal amenity space in the proposed development is accessible and available for use at all times by all its future occupants.

- (5) 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.

- (6) Further details of the bicycle-storage facility shall be submitted to and approved in writing by the Council prior to the commencement of construction on site. The approved shelter shall be available for use prior to the first occupation of any of the flats and shall not be obstructed or used for any other purpose, except with the prior written permission of the Local Planning Authority.

Reason: To ensure a bicycle-storage facility is available for use by the occupiers of this residential development.

- (7) Further details regarding the retention and treatment of the wall at the northern end of Rosemead Hall facing the adjoining public house beer garden shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The approved details then shall be fully implemented as part of this permission.

Reason: In the interests of visual and residential amenity.

- (8) Details of a means of controlling vehicular access into the scheme from Rosemead Avenue shall be submitted to and approved in writing by Local Planning Authority prior to the commencement of construction works on site, and the agreed method of control shall be fully implemented prior to the occupation of the development and shall continue to operate unless the Local Planning Authority agrees to any variation.

Reason: In the interests of the safety and amenity of future occupiers of the development.

- (9) Notwithstanding any details of landscape works referred to in the submitted application a scheme is to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any construction work on the site. Such landscape works shall be completed (a) prior to occupation of building(s) and/or (b) within 18 months of commencement of the development hereby approved.

Such details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (ii) Hard surfaces including details of materials and finishes. These should have a permeable construction.
- (iii) The location of, details of materials and finishes of, all proposed street furniture, storage facilities and lighting.
- (iv) The location of all proposed signage on site.
- (v) Proposed boundary treatments including walls and fencing, indicating materials and heights.

- (vi) Screen planting along the boundaries.
- (vii) All planting including location, species, size, density and number.
- (viii) Specification of any Nursery Stock trees and shrubs in accordance with BS 3936 (parts 1, 1992, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).
- (ix) Childrens play equipment.

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) The development is within an Air Quality Management Area and is therefore likely to contribute to background air pollution levels. The applicant must employ measures to mitigate against the impacts of dust and fine particles generated by the demolition and construction operations. This must include:

- damping down materials during demolition and construction, particularly in dry weather conditions,
- minimising the drop height of materials by using chutes to discharge material and damping down the skips/ spoil tips as material is discharged,
- sheeting of lorry loads during haulage and employing particulate traps on HGVs wherever possible,
- ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation,
- utilising screening on site to prevent wind entrainment of dust generated and minimise dust nuisance to residents in the area,
- install and operate a wheel washing facility to ensure dust/debris is not carried onto the road by vehicles exiting the site,
- the use of demolition equipment that minimises the creation of dust,
- the loading and transfer of all materials shall be carried out so as to minimise the generation of airborne dust with all material kept damp during demolition and construction activities, clearance work and other site preparation activities, provision of adequate screening, watering down of haul routes and material likely to give rise to dust away from the site boundary.

Reason: To minimise dust arising from the operations.

- (11) a) No development (other than demolition) shall commence unless agreed otherwise in writing by the Local Planning Authority, the applicants submit a Noise Report that details the background noise level of the site and provides precise details (and drawings where necessary,) of Acoustic Measures to be used to insulate the proposed residential units to a noise level approved by the Local Planning Authority (including consideration of special glazing for proposed windows and the use of acoustic trickle vents or other equivalent ventilation equipment and insulation between floors where appropriate.) This shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter the works shall only be undertaken in accordance with the approved details.
- b) Following completion of the building works 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 10% habitable rooms including units on the first floor, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the units
- c) 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: The site is subject to high noise levels, where planning permission may only be granted with appropriate conditions that provide commensurate protection against noise according to PPG24

INFORMATIVES:

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented, before work commences, as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- (2) Attention is drawn to the provisions of S.151 of the Highways Act 1980, which requires that all construction vehicles leaving the site must be cleansed as necessary to avoid depositing mud and other materials on neighbouring roads.

Any person wishing to inspect the above papers should contact Neil McClellan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5243