

**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No. 10/3157

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Location 8 St Pauls Avenue, London, NW2 5SX  
Description Erection of part single, part two storey rear extension of existing property, installation of 1 front and 2 rear rooflights and conversion into 4 (one 3, one 1 bed and 2 studio) self contained flats. ("CAR FREE" DEVELOPMENT).

**Agenda Page Number: 15**

An additional condition is suggested to be attached to any planning permission granted stating the following:

*"No access shall be provided to the roof of the single storey extension hereby approved, by way of window, door or stairway and the roof of the extension shall not be used as a balcony or sitting out area at any time.*

*Reason: To preserve the amenity and privacy of neighbouring residential occupiers."*

**Recommendation: Remains approval, subject to Section 106 legal agreement and additional condition.**

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**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No. 11/1528

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Location 86 Wrentham Avenue, London, NW10 3HG  
Description Extension of the roof to the rear and side including a rear dormer window, installation of 1 rooflight across the proposed flat roof and side roofplane and 1 front rooflight.

**Agenda Page Number: 45 (See amended agenda).**

The agent acting for the applicants produced a supporting statement in advance of the Members Site Visit that took place on Saturday 3rd September 2011 which was distributed to Councillors. Reference was made to the submission at the visit which was attended by two local residents.

The statement concludes that the proposal would comply with the adopted planning policy of the Council and does not accept the contents of the Committee report. It does not raise any new issues requiring comment, but does include a 3D comparison of the existing and proposed roofscape which helps to illustrate the significant changes proposed to the roof, particularly to the height of the parapet wall. For clarity, the agent states that "The 3D model needs further refinement in details below the roof level to reflect existing and proposed but do not affect the roof visual as shown in the drawing".

**Recommendation: Remains refusal.**

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**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No.

11/1287

Location	Land next to 35, Chamberlayne Road, London, NW10
Description	Erection of an 8-storey and 5-storey building, comprising 50 residential units (consisting of 17 x one-bedroom flats, 28 x two-bedroom flats and 5 x three-bedroom flats) and 604 sqm of retail floorspace at ground-floor level, with provision of 25 car-parking spaces (including 2 disabled bays) and 56 bike-parking spaces at basement level, refuse store and electrical substation ('Parking Permit-Free' development) n.b. This differs from planning permission ref: 06/2993, granted 27 October 2007, by an increase in the number of flats from 44 units to 50 units and change of unit mix from 11 x one-bedroom flats, 21 x two-bedroom flats, 5 x three-bedroom flats and 7 x four-bedroom flats.

**Agenda Page Number: 51**

Further information has been provided in order to address some queries from Officers and also to provide detail which would otherwise be required by condition.

**Electric car charging points**

The letter dated 30<sup>th</sup> August from the planning agent states that 5 electric car charging points will be included in the basement parking provision in accordance with comments from Highways officers based on the London Plan recommendations. Plan 2914/WD/110 H indicates the space where this facility will be provided.

- 2914/WD/110 H should be added to the list of plans in condition 2.

**Materials**

The materials to be used in the external appearance of the building under the extant permission have been approved under reference numbers 10/2635 and 10/0825. The agent seeks for these materials to be agreed under the current application to overcome the need for them to be submitted separately under another condition.

As part of the applications above, samples and/or specifications of the proposed materials were submitted and assessed, this included all details of materials and colour for bricks, cladding, balconies, windows and doors. The submissions were considered to be of good quality and suitable for the approved building. A list of proposed materials has been provided in the letter from the agent (30<sup>th</sup> August 2011), these are exactly as approved under the applications listed above. Officers therefore recommend condition 7 be amended to read:

- *Materials used for all external work shall be in accordance with details submitted under application references 10/2635 and 10/0825 and listed in letter from agent dated 30<sup>th</sup> August 2011, unless otherwise agreed in writing by the Local Planning Authority.*

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

**Landscaping**

As with materials, a landscaping scheme has been submitted and approved for the extant permission in accordance with a condition requiring its submission. The agent has re-provided the details so that they can be agreed as part of this current application rather than requiring their future submission and approval.

The plans and documents submitted include specific details of the treatment of the 3 communal

amenity areas; hard and soft landscaping, with a detailed planting scheme including trees, children's play facilities, seating and boundary treatments where applicable. The submission also includes a management plan. The submitted details are exactly as previously provided, these were reviewed by landscape officers and considered to be of good quality providing a satisfactory quality of external amenity space for future occupants.

- As such officers recommend condition 6 be amended to read as follows:

*All landscape works shall be implemented in accordance with the approved drawings and shall be maintained in accordance with the 'Landscape Management Plan (July 2010)'.*

*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 by trees and shrubs of similar species and size to those originally planted.*

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

- The following drawings and documents be added to condition 2:

D1846.L.101 C

D1846.L.102 D

D1846.L.103 C

D1846.L.104 C

Landscape Management Plan (July 2010) Revision B

### **Noise insulation**

Due to the location of the site adjacent to the railway line it was felt necessary to attach a condition to require a comprehensive scheme of noise and vibration insulation be implemented to protect the quality of accommodation for future occupants. It was also specified that insulation between the commercial premises and the residential units should be provided. The agent has submitted two documents, the details of which have previously been reviewed and supported by Environmental Health officers in relation to the extant permission. The documents provide information regarding the specific acoustic treatments as well as details of the interaction of uses within the development. Based on the submitted information it should not be necessary to require a further submission.

- Officers recommend that condition 8 be deleted and the following documents be added to condition 2:

*External noise instruction and planning condition 5*

*Sound insulation of party walls and floor*

### **Refuse and recycling storage and collection**

Condition 9 was recommended as it had not been confirmed that the proposed storage, which is as previously approved, would remain adequate for the revised number and mix of units. The agent has now confirmed that the capacity of storage for refuse and recycling, as proposed, is appropriate. The proposal results in fewer bedrooms overall and therefore would not be expected to generate any more waste.

- As such the condition requiring further details is not required, condition 9 can be deleted.

The location of the bin stores have been agreed and the applicant is aware that there may be a requirement to bring the bins closer to the highway on the day of collection, this can be agreed with the collection company and would be undertaken by the management company.

**Recommendation: Remains approval subject to Section 106 legal agreement, revised and deleted conditions and additional plans.**

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**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No. 11/1691

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Location	Cedars Nursing Home, 24-26 Craven Park & 1 Craven Road, Craven Road, London, NW10 8RR
Description	Extension to time limit of full planning permission 07/1518 dated 30/03/2010 for the demolition of 24-26 Craven Park Road and single-storey extension to existing nursing home, erection of a part three-storey and four-storey building for use as a nursing home providing 53 bedrooms, a part single-storey and three-storey link extension to the existing three-storey (28-bedroom) nursing home, formation of new pedestrian access, provision of refuse and recycling store, 7 car-parking spaces, including 1 disabled bay and 2 cycle bays, and landscaping to site, subject to a Deed of Agreement dated 02/10/2008 under Section 106 of the Town and Country Planning Act 1990 (as amended)

**Agenda Page Number: 73-100**

Section 106 update:

Confirmation of the number of existing hotel bed spaces has been provided. There are currently 28 bedrooms within 24 and 26 Craven Park, therefore the proposal will result in a net increase of 25 bedrooms. The standard approach to both care home and hotel development is to seek a s106 contribution of £1500 per new bedroom. This results in the requirement for a contribution of £37,500.

The agent has confirmed agreement in principle to this contribution.

**Recommendation: Remains approval subject to completion of a satisfactory s106 legal agreement.**

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Agenda Item 10

**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No. 11/1822

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Location	Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA
Description	Installation of a new synthetic turf hockey pitch, the erection of six 14.5m high floodlights and 3m high fencing around the pitch, to be located on the existing playing fields adjacent to Preston Manor High School

**Agenda Page Number: 101**

**Highways comments** - No objections subject to increasing cycle parking provision and an update to the School Travel Plan. These matters have been fully addressed in the original committee report.

**Ground Levels** - The proposal does entail some releveling of the pitch surface area with the western side being lowered slightly and the eastern side being raised by a maximum of 40 cm. Given how far the pitch is from the boundaries of the site this marginal change in levels is not considered to impact on the amenities of adjoining occupiers.

**Lights** - Given the technical nature of the information supplied the applicants have provided an explanatory note which is available on the Council's website. This provides no new data from that previously available but clarifies the information already submitted. In summary it explains the

differences between the light spill and glare levels and the different light settings required for hockey compared to other sports.

**Revisions to conditions:**

Condition 4 (hours of use) - insert the words: *'unless otherwise agreed in writing by the Local Planning Authority'*

Condition 10 - insert the words: *'and any other relevant strategies'*

**Recommendation:** Grant permission subject to s106 and conditions

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Agenda Item 11

**Supplementary Information  
Planning Committee on 6 September,  
2011**

Case No.

11/1572

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Location	All units, The Junction & Pacific Plaza, land between 12 &14 The Junction & 1-11 Odds, Rutherford Way, Wembley Retail Park, Engineers Way, Wembley, HA9
Description	Internal and external changes to retail park, including extension to and part demolition of units, involving: <ul style="list-style-type: none"><li>• Installation of mezzanine floor within unit "A" of Western terrace (formerly occupied by MFI)</li><li>• Extension and alterations to Eastern Terrace, including part demolition of unit "M" (Comet), subdivision of floorspace to allow creation of servicing bays and associated access, erection of extension to terrace to create new unit, construction of mezzanine floors, alteration to front, side and rear facades of terrace, installation of extract ducts within roof;</li><li>• Creation of servicing yard and associated access within Eastern Terrace and changes to surface levels in service yard;</li><li>• Creation of new access to highway within Fulton Road frontage and alterations to existing access and associated works;</li><li>• Alterations to car parking layout;</li><li>• Landscape works to north and south of eastern terrace;</li></ul> Creation of new service yard to serve proposed new unit and unit "N" (Dreams).

**Agenda Page Number: 121**

Comments have been received from the agents regarding the committee report which result in the following changes being recommended:

- The reference to the "south western corner" in relation to land for highway improvements should refer to the "south eastern corner";
- It should be highlighted that the revised calculations regarding potential traffic impact were submitted as a "Sensitivity Test";
- Condition 6 should be amended to refer to "further / revised" details rather than "revised details";
- Condition 9 should be amended to refer to "...any trees or shrubs that are removed, die or become seriously damaged or diseased within a period of 5 years..." rather than "...any planting which is removed...".
- The assessment of the TP6 Sustainability Checklist should be amended so that points are awarded for passive solar measures (4.1b: louvers to prevent solar gain) and to acknowledge

that the “orientation of the building” (4.1a) is established by the orientation of the existing terrace so the associated points should be deducted from the total points that are achievable. This results in a score of 52.3 % subject to the provision of additional supporting information within the Sustainability Implementation Strategy.

- The noise assessment dated 19 August was an informal submission rather than a formal application document and accordingly should be removed from Condition 2. The approval of further or revised details regarding the treatment of the service access to safeguard the amenities of the adjoining development site are required through condition 6.

The Section 106 section of the report sets out the requirement for the Traffic Regulation Order in relation to the parking spaces to be removed whilst the Remarks section of the report clarifies that this is at the applicant’s expense. Your officers recommend that the Section 106 Heads of Terms are amended to include the reference to the “applicant’s expense”.

**Recommendation: Remains approval subject to a Section 106 Legal Agreement, and subject to revisions to conditions 6 and 9 and revised Section 106 Heads of Terms.**

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