

Agenda Item 05

Supplementary Information Planning Committee on 17 January, 2018

Case No. 17/4151

Location	Land adjacent to Hindhurst Court and Hartgrove Court, Hay Lane , London NW9 0NJ
Description	Demolition of existing garages and erection of a three storey building to provide three self-contained flats (1x 1bed and 2x 2bed) with associated alterations including provision for car parking spaces, bicycle stores, bin stores, amenity space and soft and hard landscaping

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Alteration to tree proposals

The applicant has submitted revised plans replacing the proposed London Plane tree with a standard Hornbeam tree, as recommended by Brent's tree officer. As such, condition 8 is to be altered to remove the requirement to replace the proposed London Plane tree with a Hornbeam.

Definition of pedestrian access

The applicant has submitted a plan (576 017 P03D) to clearly show the means of pedestrian access to the site, which includes the use of existing pedestrian footways to fully prevent the need for residents of the development to walk across the car park to access the flats. As such, condition 9, requiring further details of pedestrian access, is to be removed from the decision notice.

It is recommended that the approved plans condition (condition 2) is updated to include reference to the updated site plan - 576 017 P03D.

Additional Environmental Health Considerations

Since the publishing of the committee report, considerations made by Regulatory Services have been sent to your officers. Of the matters raised, your officers consider it appropriate to add the following conditions to the consent:

- Requirement for the submission of a Construction Management Statement in the interests of limiting detrimental environmental impacts of construction:

Prior to the commencement of the development (including demolition works) a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The development shall be carried out strictly in accordance with the agreed details.

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

- Requirement for details of boilers to be submitted to ensure emissions are appropriately limited:

Prior to the installation of any heating plant, the applicant shall submit the details of the proposed boilers to the Local Planning Authority and demonstrate that the emissions of oxides of nitrogen (NOx) are as low as reasonably practicable for that class of boiler. The details shall be approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to occupation of the development.

Reason: To protect local air quality, in accordance with Brent Policy DMP1.

Clarification on inaccurate/incorrect information within the committee report

- (page 82) It is to be clarified that the reference to 'flats - social rent' within the monitoring table is not strictly correct, as the proposal is for affordable rented flats rather than socially rented flats.

- (page 84) It is stated that the public exhibition was held by the applicant at St Sebastian and St Pancras RC Church on Kings Drive, Wembley. It is to be clarified that while the public exhibition was held at this church, the church is actually located on Hay Lane in Kingsbury and not on Kings Drive in Wembley as stated.
- (page 88, para 33) It is incorrectly stated that four further spaces will be available along the access drive to Hindhurst Court bringing the total number of parking spaces to 42 - it is to be clarified that 38 spaces are to be provided in total, 17 of which will be in the car park for Hindhurst Court, and 3 of those spaces will be available along the access drive to Hindhurst Court.
- (page 88, para 37) It is incorrectly stated that bicycle storage is located to the rear of Hindhurst Court. The storage is actually located to the rear of Hartgrove Court.

Recommendation: Remains approval, subject to the conditions set out within the committee report and alterations to those conditions as set out above

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