

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

11 April, 2018
04
17/1011

SITE INFORMATION

| | |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RECEIVED | 7 March, 2017 |
| WARD | Fryent |
| PLANNING AREA | Brent Connects Kingsbury & Kenton |
| LOCATION | 13 Wyndale Avenue, London, NW9 9PT |
| PROPOSAL | Erection of a two storey side extension with associated alterations to roof to replace gabled roof to main house with a hipped roof and reduction in size of rear dormer window, a single storey side/ rear extension, a front porch and the conversion of dwellinghouse into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated cycle parking spaces, bin stores, amenity space (revised description). |
| APPLICANT | Mr Abbas |
| CONTACT | Planning Insight |
| PLAN NO'S | Please see condition 2. |
| LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION | <p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_133035</p> <p><u>When viewing this as a Hard Copy .</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "17/1011" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab |

RECOMMENDATIONS

This application is to be determined by the Planning Committee as 8 objections have been received to the proposal.

It is recommended that the Committee resolve to GRANT planning permission for the following reasons:

The proposed alterations and extensions result in a subservient addition to the applicant property; ensuring an acceptable impact upon its character and the character of the surrounding area. Furthermore, the proposal would not result in undue harm to the neighbouring amenity. This is consistent with DMP 1 of Brent's Development Management Policies 2016 and Brent's Supplementary Planning Document 2 (2018).

The proposed conversion of the existing single family dwelling into 2 flats is acceptable in principle; in line with DMP 17 of Brent's Development Management Policies (2016), and results in a satisfactory standard of residential accommodation for future occupiers with provision of off-street parking and refuse storage; consistent with DMP 12, 18 & 19 of Brent's Development Management Policies (2016), the London Plan and Nationally Described Space Standards (2015).

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions:


1. Time Limit
2. Approved plans / drawings
3. Matching materials
4. That the parking spaces shall not be used other than for purposes ancillary to the flats

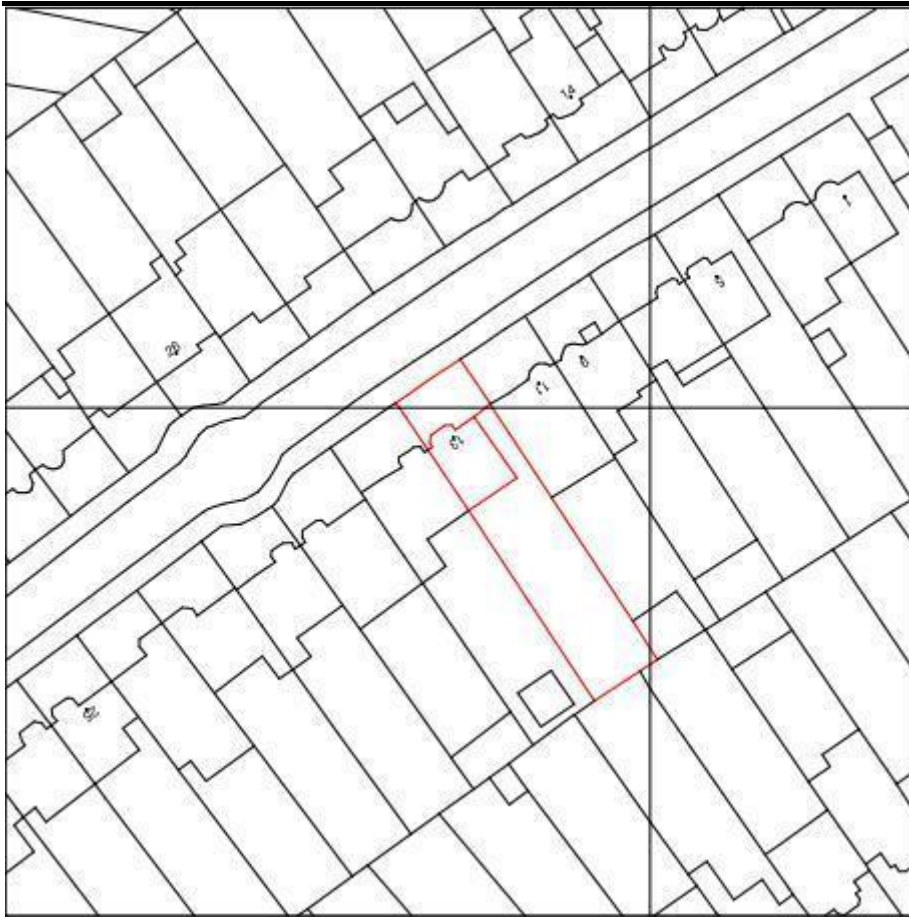
Informatives:

1. Building near a boundary
2. Party Wall etc Act
3. Fire safety
4. Damage to the highway during works

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

SITE MAP

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|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Planning Committee Map</p> <p>Site address: 13 Wyndale Avenue, London, NW9 9PT</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100025260</p> |
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This map is indicative only.

PROPOSAL IN DETAIL

The proposal consists of a number of extensions/alterations, and the conversion of the existing single family dwelling into 2 self-contained flats (1x3 bed & 1 x 2 bed).

The proposed alterations are:

- The replacement of the existing gable roof of the main house with a hipped roof (the resultant ridgeline height would be 2.8m measured from the eaves; a 0.3m reduction from the existing ridgeline height).
- The reduction in size of the existing rear dormer window (resultant 2.2m width; 0.5m set up from the eaves level; 0.2m set down from the ridgeline).

The proposed extensions are:

- A 2 storey side extension (0.25m & 2.5m set back from the main front wall at ground and first floor, respectively; a 2.2m width at ground and first floor; a hipped roof set 0.7m below the original ridgeline; the single storey element would feature a pitched roof with a 3m average height).
- A single storey side/rear extension (a 2.2m width; a 2.6m depth beyond the original rear wall; flat roof design 2.3m in height).
- A front porch (2.4 square metres; 2.9m average height).
- A brickwork & render finish is proposed, to replicate existing finishes.

Conversion of the existing single family dwelling into 2 self-contained flats:

- A 3 bed (family sized) unit (flat 1) would be located within the ground floor. This would have a floor space of 87 square metres, with direct access to rear garden amenity space in excess of 50 square metres.
- A 2 bed unit (flat 2) would be located across both the first and second floor. This would have a floor space of 88 square metres. No amenity space would be provided for this flat.
- 2 parking spaces are proposed (1 per flat).
- Both flats would have cycle and bin storage.

EXISTING

The application site contains a 2 storey semi-detached dwellinghouse situated along the southern side of Wyndale Avenue. The surrounding area is predominantly residential.

The property has been previously extended via a single storey rear extension, gable roof and rear dormer window.

The application site is not situated within a conservation area, nor does it contain a listed building.

AMENDMENTS SINCE SUBMISSION

Since the original submission of the application, the following amendments have been received:

- Section drawings to demonstrate the ceiling height of the property.
- A revised ground floor layout which removes access to the rear garden for flat 2 - allowing for better outlook and light to the ground floor bedroom (labelled as 12sqm on the proposed plans).

The previous block plan did not show the second off-street parking space, so a revised proposed block plan was received to demonstrate this.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Objections have been received regarding some of these matters. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

1) The principle of the conversion of the dwellinghouse into 2 self-contained flats

The proposed conversion of the existing dwellinghouse into 2 self-contained flats meets the requirements set out under DMP 17 of Brent's Development Management Policies (2016) to be acceptable in principle. The floorspace of the house exceeds 130 sqm and the proposal includes a 3-bedroom flat which meets current standards and has direct access to the garden.

2) The quality of the accommodation that this would provide for future occupants.

The standard of accommodation proposed is materially compliant with DMP 18 of Brent's Development Management Policies (2016), policy 3.5 of the London Plan and the 2015 Nationally Described Space Standards. Whilst flat 2 would not have access to private amenity space, both Fryent Park and Roe Green are within 500m from the applicant site; providing good quality open space within walking distance. Furthermore, the internal floor space of flat 2 exceeds the minimum floor space requirements (by 18 square metres), and so on balance, the resultant accommodation is considered to be acceptable when assessed against DMP 19 of Brent's Development Management Policies (2016).

3) The design and appearance of the proposed alterations & extension, and their impact upon neighbouring amenity.

The design of the proposed extensions and alterations to the existing gable roof and rear dormer are compliant with the Supplementary Planning Document (SPD) 2, resulting in subservient additions to the property which would not detrimentally impact upon the amenity of neighbouring properties; in regards to a loss of outlook, light or privacy.

4) Parking, access and frontage layout.

The maximum parking standard for the proposal development is 2.5 parking spaces. The existing block plan shows that 2 off-street parking spaces can be provided within the front forecourt; and the retention of these will allow for 1 parking space per flat. This would meet parking standards, and soft-landscaping (front hedge) already exists within the front forecourt, and so overall this is considered to be compliant with DMP 12 of Brent's Development Management Policies (2016).

RELEVANT SITE HISTORY

16/5216 - Erection of part single, part two storey side extension, first floor rear extension and conversion of dwelling into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated car and cycle parking spaces, bin stores and amenity space. Refused:

2 issues related to the quality of the proposed residential accommodation; the first was that the single storey was dependent upon a prior approval single storey rear extension which had not been built to a habitable state; and therefore the floor space fell below that required for the flat. The second was that the bedroom located to the front of flat 2 was only served by roof-lights; resulting in poor outlook and light. These issues have been addressed: the prior approval rear extension has since been built to a habitable state, and the internal layout of the second floor has been amended to ensure adequate light and outlook for users of the second floor bedroom.

The proposed side extension had an insufficient set back from the main front wall, which resulted in a terracing effect contrary to both DMP 1 of Brent's Development Management Policies (2016) and SPG 5 (the adopted guidance on residential extensions at the time). As previously noted, the design of the extensions

and alterations proposed in the current application are consistent with SPD 2 (2018); which supersedes SPG 5.

Because the prior approval rear extension had not been completed to a habitable state, but was shown on the plans of application 16/5216, it also had to be assessed; and was considered detrimental to the neighbouring amenity. As noted, this has now been built to a habitable state, which addresses this refusal reason as this is now the existing situation on site in accordance with previously approved plans.

15/4480 - Prior approval for a single storey rear extension to dwellinghouse, in metres: Extending beyond the rear wall of the original house by 6m; Maximum height of 2.9m; Eaves height of 2.6m.

Prior Approval Not Required 10.12.2015

CONSULTATIONS

15 properties were notified of the proposal via letters dated the 15th of March 2017.

The completion of the prior approval rear extension meant that the description for the proposal needed to be revised. Re-consultation letters were sent on the 23rd of February 2018. To date, 8 representations have been received; all objecting to the proposal.

| Property | Comment | Response |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 Waltham Avenue | 1.The principle of the proposal is not acceptable for Wyndale Avenue. | 1.DMP 17 of Brent's Development Management Policies (2016) sets out that the conversion of a single family dwelling into flats is acceptable, provided certain criteria are met. The proposed extensions/alterations are acceptable in principle provided they comply with SPD 2 (2018). This will be assessed in the report below at para's 14-16 |
| 9 Wyndale Avenue | <p>1.The proposed 2 entrances will be out of character with the existing single family dwellings.</p> <p>2.It will de-value property prices.</p> <p>3.Transport concerns.</p> <p>4.The existing rear extension has not been completed.</p> <p>5.If approved, the proposal may set a precedent.</p> | <p>1.Amended plans have omitted the second entrance.</p> <p>2.This is not a planning consideration.</p> <p>3.The proposal entitles the applicant site to 2.5 parking spaces; as set out in appendix 1 of Brent's Development Management Policies (2016). The 2 off-street spaces provided do not exceed this and provide sufficient spaces. See para's 24-28</p> <p>4.The existing rear extension has now been completed; a building regulations final certificate was received on the 13/12/17.</p> <p>5.Each planning application is assessed on its individual</p> |

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| | | merits. |
| 11 Wyndale Avenue | <p>1.The proposed extensions do not comply with planning guidance.</p> <p>2.The boundary lines of the site are not indicated; therefore it cannot be confirmed whether parts of the proposal extend into neighbouring land.</p> <p>3. Refuse storage details are not provided.</p> <p>4.Transport & cycle storage concerns.</p> <p>5. No details on how the existing outbuilding will be allocated.</p> <p>6.No section drawings were provided.</p> <p>7.Poor stacking of rooms & certain walls appear too thin to provide adequate sound-proofing & fire resistance.</p> <p>8.The existing rear extension shown on the plans is not accurate, and should be referred to enforcement.</p> <p>9.The proposed front & rear windows to the 2 storey extension are set at a lower level than the existing windows.</p> | <p>1. Amendments have been received and their acceptability is discussed in the report below.</p> <p>2. The boundary lines of the site are shown in the proposed block plan; this indicates that the proposal would be contained within the applicant's boundary.</p> <p>3. Refuse bins for each flat are shown on the proposed block plan, and there would be sufficient space for recycling bins for each flat.</p> <p>4. For transport concerns see response 3 for 9 wyndale avenue. Cycle storage for flat 1 is within their rear garden; and is within the hallway for flat 2.</p> <p>5.The existing outbuilding will serve flat 1.</p> <p>6.Section drawings have been received.</p> <p>7. Whilst the location of the ground floor double bedroom below the first floor living room is not ideal, section 41 of the 2010 building regulations would ensure adequate noise insulation; building regulations would also cover fire resistance under section 38 of this legislation.</p> <p>8.Enforcement looked into this matter, and the necessary alterations were made to be in compliance with approved plans.</p> <p>9. On balance, this would not be considered sufficient to warrant a refusal reason by itself.</p> |
| 15 Wyndale Avenue | <p>1.Flats are out of character with the surrounding area.</p> <p>2. It will de-value property prices.</p> <p>3.Transport concerns.</p> <p>4. The existing rear extension</p> | <p>1.See response 1 to 12 Waltham Avenue.</p> <p>2.This is not a planning consideration.</p> <p>3. See response 3 to 9 Wyndale Avenue.</p> |

| | | |
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| | <p>has not been completed, and to date exceeds prior approval measurements.</p> <p>5. Unsightly number of bins outside the property</p> | <p>4. See response 8 to 11 Wyndale Avenue.</p> <p>5. The bins can be stored within the front forecourt of the applicant site, and will be screened by the existing hedge row.</p> |
| 17 Wyndale Avenue | <p>1. The conversion of the property into flats is not in keeping with the surrounding area.</p> <p>2. Transport concerns</p> | <p>See response 1 to 12 Waltham Avenue.</p> <p>2. See response 3 to 9 Wyndale Avenue.</p> |
| 18 Wyndale Avenue | <p>Current comment refers to objection to application 16/5216:</p> <p>1. The conversion of the property into flats is not in keeping with the surrounding area.</p> <p>2. Transport concerns.</p> | <p>1. See response 1 to 12 Waltham Avenue.</p> <p>2. See response 3 to 9 Wyndale Avenue.</p> |
| 22 Wyndale Avenue | <p>1. Transport concerns.</p> <p>2. If approved, the proposal may set a precedent.</p> | <p>1. See response 3 to 9 Wyndale Avenue.</p> <p>2. See response 5 to 9 Wyndale Avenue.</p> |
| 24 Wyndale Avenue | <p>1. Transport concerns.</p> <p>2. If approved, the proposal may set a precedent.</p> <p>3. Increase in provision of bins & cycle storage.</p> | <p>1. See response 3 to 9 Wyndale Avenue.</p> <p>2. See response 5 to 9 Wyndale Avenue.</p> <p>3. Re bins – see response 5 to 15 Wyndale Avenue. Re cycle storage – see response 4 to 11 Wyndale Avenue.</p> |

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

London Plan

Consolidated with alterations since 2011 (March 2016)

Key policies include

3.5 Quality and Design of Housing Developments

6.9 Cycling

London Borough of Brent Core Strategy (2010)

CP2: Population & Housing Growth

CP17: Protecting the suburban character of Brent

CP21: A Balanced Housing Stock

Development Management Policies (2016)

DMP 1: Development management general policy

DMP 12: Parking

DMP 16: Resisting Housing Loss
DMP 17: Conversion of Family Sized Dwellings
DMP 18: Dwelling Size and Residential Outbuildings
DMP 19: Residential Amenity Space

Supplementary Planning Document (SPD)

SPD 2: residential extensions and alterations

DETAILED CONSIDERATIONS

1. **Alterations & extensions**
2. Design & impact upon surrounding area
3. The dimensions of the proposed extensions and alterations are outlined in the 'proposal in detail' section of this committee report. The resultant hipped roof to the main roof and proposed side extension ensure a consistent appearance for the property, whilst the 2.5m set back from the main front wall at first floor ensures that a terracing effect is avoided and the proposals relate acceptably to the street scene. The single storey elements of the proposal are consistent with SPD 2 guidance and are therefore acceptable.
4. The resultant rear dormer window is generally consistent with SPD 2 guidance. Whilst the 0.2m set down from the ridgeline marginally falls just below the 0.3m set-down typically sought, given that the existing rear dormer did not feature any set down (and considering the vastly reduced scale of the resultant dormer), this would still be considered to result in an addition which does not dominate the rear roof-slope and is acceptable in this instance.
5. Whilst the proposed front & rear windows to the 2 storey extension are set at a lower level than the existing windows in the main house, the overall extensions are subordinate additions and, on balance, this would not be considered significantly detrimental to the overall appearance of the building.
6. Overall, the proposed extensions and alterations are considered subservient to the applicant property; preserving the character of both the property and the surrounding area. This is consistent with DMP 1 of Brent's Development Management Policies (2016) and SPD 2 guidance (2018).
7. Impact upon neighbouring amenity
8. No.11 Wyndale Avenue features a 2 storey side & rear extension (granted planning permission under application 96/0874). The drawings approved under this application and site photographs confirm that there are no habitable side windows within this extension, and no part of the proposed extension would project beyond the existing rear wall of No.11 (either at ground or first floor). Furthermore, the existing garden will be retained without alteration, and will only be in use by occupants of flat 1. As such, the proposal is not considered to result in undue harm to the amenity of No.11's occupants; in regards to a loss of outlook, loss of light, overbearing appearance or enjoyment of their rear garden.
9. The 2 storey side extension would not project beyond the original rear wall of the applicant property, whilst the single storey side/rear extension has a lesser height and depth than the existing prior approval single storey rear extension. As such, these elements of the proposal will be screened from No.15 Wyndale Avenue's rear habitable room windows; ensuring that the impact on these occupants amenity is kept within acceptable levels.
10. Whilst the rear dormer would face the rear of the property. While this would allow some views into the rear garden of No.11 & No.15 (as most windows above ground floor level do across the borough), the impact of this will be no worse than that from the existing rear dormer window or first floor rear windows and the levels of overlooking would be typical of the Brent.
11. The rear boundary of No.12 & No.14 Waltham Avenue adjoins that of the applicant site. The distance of at least 40m between the rear elevation of these properties and the rear elevation of the proposed extensions would be considered sufficient to mitigate against a potential impacts on the amenity of these properties and is similar to other such relationships in the locality.
12. No.18 – 24 Wyndale Avenue are located opposite the applicant site, and would therefore be able to view the front elevation of the No.13 Wyndale Avenue. As noted earlier, the proposed alterations and

extensions are consistent with SPD 2 guidance, whilst the additional refuse and recycling bins will be screened by No.13's existing hedgerow. As such, the proposal would not be considered to result in undue harm to the amenity of these properties.

13. Conversion of the existing single family dwelling into 2 self-contained flats

14. Principle of development

15. The principle of converting a family dwelling into 2 or more other dwellings is set out under DMP 17 of Brent's Development Management Policies (2016). It states that this is acceptable provided that the existing home has a footprint of 130 square metres (sqm), and that the conversion results in at least a 3 bedroom unit (family sized accommodation) with direct access to a garden/amenity space.

16. The existing home has an area of 159.3qm. The proposed conversion results in a 3 bed dwelling being located on the ground floor of the property, and this would have direct access to rear garden amenity space. Resultantly the sub-division of the dwelling would be in line with DMP 17 of Brent's Development Management Policies (2016), and the development would be acceptable in principle.

17. Standard of accommodation

18. DMP 18 of Brent's Development Management Policies (2016) states that the size of dwellings should be consistent with London Plan policy 3.5, table 3.3 (minimum space standards for new dwellings). This requirement and the size of the units is set out in the table below:

| Flat | Number of storeys | London Plan Gross Internal Area (GIA) requirement | Proposed GIA | London Plan storage space requirement (sqm) | Proposed storage space |
|--------------------------|--------------------------|----------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------|
| Flat 1 (3 bed, 4 person) | 1 | 74sqm | 87sqm | 2.5sqm | Not specified. |
| Flat 2 (2bed, 3 person) | 2 | 70sqm | 88sqm | 2sqm | Not specified. |

19. As outlined in the above table, the resultant flats would exceed the minimum GIA requirements set out in Policy 3.5, table 3.3 of the London Plan. Whilst storage space for both flats are not specified, given that the GIA provided comfortably exceeds minimum GIA requirements, there would be sufficient space for storage within flat 1 & 2. National and London specific ceiling height requirements of 2.3m and 2.5m respectively are also needed for at least 75% of the GIA.

20. As depicted on the plans, flat 1 (ground floor) would fall below this ceiling height requirement. Nevertheless, the applicant property is currently in residential usage, and so the ceiling heights would remain unaltered from the existing. On balance the proposal is considered to meet the requirements of DMP 18 of Brent's Development Management Policies (2016) in that a suitable standard of accommodation will be provided. This is an existing situation at the site which is not being altered.

21. Nationally Described Space Standards (NDSS) also specifies that a double bedroom should have a floor space of 11.5sqm, with at least 1 bedroom 2.7m in width (all others should be 2.5m). A single bedroom should have a floor space of 7.5sqm, with a 2.1m width. Both flats meet this requirement.

22. All habitable rooms would be provided with windows to ensure an adequate provision of light and outlook for future occupants. Flat 1 would have direct access to private amenity space in excess of 50sqm. Whilst Flat 2 would not have direct access to private amenity space, both Fryent Park and Roe Green are within 500m of the applicant site; which would provide good quality open space within walking distance of the site. This, together with the larger provision of floor space for flat 2, would be considered to justify the lack of direct access to private amenity space. On balance, the proposal would be considered to comply with DMP 19 of Brent's Development Management Policies (2016).

23. The proposed block plan indicates the provision of 1 refuse bin for each flat, however there would be

| | on completion (Gr) | retained floorspace (Kr) | chargeable at rate R (A) | Brent multiplier used | Mayoral multiplier used | sub-total | sub-total |
|-----------------|--------------------|--------------------------|--------------------------|-----------------------|-------------------------|-----------|-----------|
| Dwelling houses | 175 | 159 | 16 | £200.00 | £35.15 | £4,471.43 | £785.85 |

| | | |
|------------------------------------------------------------------------|-----------|---------|
| BCIS figure for year in which the charging schedule took effect (Ic) | 224 | 224 |
| BCIS figure for year in which the planning permission was granted (Ip) | 313 | |
| Total chargeable amount | £4,471.43 | £785.85 |

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.



DECISION NOTICE – APPROVAL

Application No: 17/1011

To: Mr Higginbottom
Planning Insight
Fourth Floor
Aldgate Tower
2 Lemn Street
LONDON
E1 8FA

I refer to your application dated **03/03/2017** proposing the following:

Erection of a two storey side extension with associated alterations to roof to replace gabled roof to main house with a hipped roof and reduction in size of rear dormer window, a single storey side/ rear extension, a front porch and the conversion of dwellinghouse into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated cycle parking spaces, bin stores, amenity space (revised description).

and accompanied by plans or documents listed here:
Please see condition 2.

at **13 Wyndale Avenue, London, NW9 9PT**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 03/04/2018

Signature:

A handwritten signature in black ink that reads "Alice Lester".

Alice Lester
Head of Planning, Transport and Licensing

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

Brent Development Management Policies 2016
Council's Supplementary Planning Document 2: residential extensions

Relevant policies in the Adopted Development Management Policies are those in the following chapters:

DMP 1
DMP 12
DMP 16
DMP 17
DMP 18
DMP 19

- 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):

A101/A
A102/A
A103/A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- 4 The parking spaces within the frontage of the application site shall not be used other than for purposes ancillary to the occupation of the flats hereby approved.

Reason: In the interest of highway flow and safety.

INFORMATIVES

- 1 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented 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 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk

- 3 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 4 The applicant is advised to notify the Council's Highways and Infrastructure Service of the intention to commence works prior to commencement and include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.

Any person wishing to inspect the above papers should contact Elliott Brown, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 020 8937 6204