

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

6 June, 2018
03
17/4203

SITE INFORMATION

RECEIVED	29 September, 2017
WARD	Stonebridge
PLANNING AREA	Brent Connects Harlesden
LOCATION	Land rear of 25 to 30, Stonebridge Park, London
PROPOSAL	Development to provide 2 x 2 bedroom houses and 3 x 3 bedroom houses, with car parking, cycle storage, refuse storage, amenity space and landscaping
PLAN NO'S	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_136510</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 "17/4203" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

RECOMMENDATION Resolve to grant planning permission subject to conditions.

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. Standard 3 year permission
2. Approved plan numbers / documents
3. Car parking/cycle storage
4. Ecology measures
5. Restriction of PD rights on change of use from C3 to C4
6. Obscure glazed windows
7. Restriction of PD rights for extensions and alterations
8. Accessibility
9. Further details of the roof terraces
10. Details of materials
11. Landscaping
12. Tree protection
13. Refuse storage
14. Water usage

Informatives

1. CIL Liable
2. Sprinkler systems
3. Party Wall Act
4. Notify highways before works commence
5. Fire safety
7. London Living Wage

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.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

SITE MAP



Planning Committee Map

Site address: Land rear of 25 to 30, Stonebridge Park, London

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This map is indicative only.

PROPOSAL IN DETAIL

The application proposes the erection of five houses, 2 x 2 beds and 3 x 3 beds in the north and south sides of the Orchard on areas of existing hardstanding. The units in the south would consist of a three, three storey terraced properties each with a private rear garden and a number of roof terraces. The two units in the north would consist of two semi-detached two storey properties with private gardens and roof terraces. The application also proposes car parking, cycle storage, refuse storage, amenity space and landscaping for each unit.

EXISTING

The application site concerns an area known as the Orchard that is located between Gloucester Close and a number of properties in Stonebridge Park and Beech Way. The site is a Site of Nature Conservation Importance (Grade II), and is Flood Risk Zone 1 (low risk of flooding). The Orchard consists of a green area and two areas of hard standing found to the north and south of the site. There are a large number of mature trees located in various parts of the site. Access to the site is via the north, south-east and south-west. The north and south-east consist of vehicular access points that are currently blocked by barriers. The entrance on the south-west of the site is a narrow pedestrian access way accessed via Gloucester Close. There are a variety of buildings on the edge of the site boundary that include two storey terraced properties on Beech Way to the north; two storey Victorian properties on Stonebridge Park to the east and an L shaped three storey block on flats on Gloucester Close. The south of the site consists of a boundary wall with a row of single storey garages on the other side flanked by two semi-detached properties. The site is not located within a conservation area and does not contain any listed buildings.

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:

Principle: There is no objection in principle to the erection of five units on the areas of hardstanding within the site. The proposal would introduce five affordable units to the boroughs housing stock, three of which would be family sized units. The subject site is within a designated Grade II Site of Importance to Nature Conservation (SINC). However, the houses and associated accesses are situated on areas currently covered by hardstanding and ecological justification and mitigation measures for existing wildlife in the area are proposed. The area does not have an open space designation. The principle of development is therefore considered to be acceptable.

Representations received: Four objections have been received from local residents as well as a 29 signature petition. The objections are based on the number of affordable units; parking, impact on greenspace, wildlife and trees; neighbouring amenity; and character and design. The content of the objections has been assessed and it has been found that all of the units would be affordable; mitigation measures and improvements are proposed to the green space; there would be material harm to existing parking conditions, the amenity of neighbouring residents or the character and design of the area.

Layout, scale, design and appearance: The proposal is considered to have a high quality design that has regard to the character of its surroundings and to not inappropriately challenge or dominate surrounding development. It will result in additional natural surveillance of the accesses to the vegetated areas within the site.

Standard of accommodation: The proposal would provide a good standard of accommodation for prospective residents, meeting or exceeding relevant standards.

Impact on Neighbouring Amenity: The development has been assessed against overlooking, loss of light and sense of enclosure on all neighbouring properties. It has been found that the relationship between the proposed development and all surrounding properties is considered to be acceptable, according with relevant standards.

Parking: It is considered that the amount of parking proposed is in acceptable and at a level that is sufficient

to address potential overspill parking in the area.

RELEVANT SITE HISTORY

93/0657 – REF

Use of site for Stonebridge Community Nursery

CONSULTATIONS

Neighbour consultation letters were sent to 161 neighbouring properties on the 12/10/2017. Neighbours were re-consulted on the 15/02/2018 due to the submission of revised plans. To date seven objections have been received from five properties and a 29 signature petition have been received. The objections have raised the following concerns:

Objections	Response
How many units will be affordable	All of the units are proposed to be affordable. Please see paragraph 1 of report
Pressure on Parking	Please see paragraph 17 of the report
Impact on greenspace, wildlife and trees	Please see paragraph 2 and 21 of the report regarding greenspace and wildlife. Following amendments no trees are now proposed to be removed as part of the application
Overlooking and impact on privacy	Please see paragraph 9 of the report
There was a written promise from the Council between 2000 and 2002 not to develop the land	<p>This planning application must be considered having regard to the merit of the proposal and planning policy and guidance.</p> <p>We are not aware of any written promise not to develop the land. However, if any such promise does exist, this cannot affect the outcome of a planning application which must be considered against adopted policies and guidance.</p>
Disturbance during construction	This is not a planning consideration as noise disturbance from construction works is covered under environmental legislation
The houses would increase crime in the area	The new houses would provide more natural surveillance to the open space. Guidance suggests that this has the potential result in a reduction in levels of crime.
The proposal would remove the tarmac paths which are used by walkers and by children to play.	This is assumed to be the hardstanding areas to the north and south of the site. The proposal would involve the construction of dwellings on parts of the areas occupied by existing hardstandings. The merit of this has been discussed in this report. The hard standings are not designated as open space.
The new buildings would be an eyesore	Please see paragraphs 14 and 15 of the report
New residents would not appreciate the green space	This is not a planning consideration.

The developer is only interested in making money	This is not a material planning consideration for this application. However, it is noted that the applicant is the Council and the proposal is for Affordable Housing.
Loud parties; rowdy anti-social behaviour would disrupt/disturb the peace in the area	Noise and disturbance are covered under environmental legislation. Notwithstanding that, the proposal would introduce residential units into a residential area, and so are considered compatible.
Excess rubbish and unwanted appliances would be dumped on the green	Sufficient refuse storage is proposed as part of the application
Reduction in sunlight	Please see paragraph 11 of the report
The green is currently used as a shortcut and people would have longer distances to walk	Access through the green would be maintained as existing. The pedestrian entrance on the south-west of the site would also be increased in width to give better access
Loss of picturesque / scenic view which changes through out the tea,	Please see paragraph 25 of the report

POLICY CONSIDERATIONS

Development Plan:

London Plan consolidated with alterations since 2011 (March 2016)

Development Management Policies, London Borough of Brent (2016)

London Borough of Brent LDF Core Strategy 2010

Other material planning considerations:

NPPF (2012)

Supplementary Planning Guidance 17 'Design Guide for New Development' (2002)

Mayor's Housing SPG

SPD1 – Brent Design Guide (Draft)

Waste planning guide

DETAILED CONSIDERATIONS

Amendments since submission

A number of minor amendments have been made the proposal since it was originally submitted. These amendments have been based on officer feedback and include the following:

- North block re-positioned to make better use of space and footpath amended to provide better access
- Additional soft landscaping added to entrances to improve appearance
- Roof design of south block amended to improve appearance
- South-western footpath widened to provide better pedestrian access to the open space
- Additional Velux windows added to House 1 of the southern houses
- Amendments to materials proposed to both blocks in terms of windows, terraces and cladding to improve appearance
- Trees that were proposed to be removed would now be retained
- Relocation of cycle/refuse storage to provide better access

Neighbours were re-consulted on the amendments and given the opportunity to provide further comments.

Principle

1. A total of five homes are proposed in two separate locations within the site consisting of two 2 bed 4 person units on the northern side of the site and three 3 bed 5 person units on the southern side of the site. The Council's Core strategy 2010 policy CP21 seeks to safeguard and promote housing in line with the Boroughs identified need of which family sized accommodation is the identified housing type in the Borough. In terms of the proposed mix, London Plan policy 3.8 Housing Choice, sets out that new developments should offer a range of housing types across the private, social and intermediate sector whilst the Council's Core Strategy, objective 7 and policy CP2 sets out that 25% of units in schemes capable of providing 10 or more units, should be family sized (3 bedroom) units and that 50% are affordable. The proposal to include all units as affordable exceeds the target of 50% affordable housing as per policy CP2 and the inclusion of three family sized units is also welcomed and exceeds the 25% outlined in policy.

2. The application site is located within an area of open space that consists of a Site of Importance for Nature Conservation (SINC) and as such London Plan policy 7.19 is relevant. Policy 7.19 states that SINC should be given a level of protection commensurate with their importance, and that adverse impacts on biodiversity interest should be avoided. The Brent SINC Study (2014) identified that The Old Orchard has ecological benefits as a wildlife corridor for mobile species, including the House Sparrow. The study recommended the areas of hard standing forming the application site be removed from the SINC boundary, indicating they do not support the function of the SINC. The hardstanding areas are the areas that are proposed to be developed within the site. The study recommends the creation of an area of naturalised grassland and consideration of a community garden project.

3. The application is accompanied by a Preliminary Ecological Appraisal, which identifies the potential for detrimental impacts to the SINC during construction and sets out a series of mitigation measures required to ensure compliance with wildlife legislation and policy. The proposal would result in the loss of a small area of open space to accommodate a private garden for one of the residential units in the northern part of the site. However this would be offset by the creation of green space in the south of the site in an area that is currently hardstanding. A number of objectors have raised concerns about the loss of the hardstanding area. Whilst it is acknowledged that the hardstanding areas would be lost as a result of the development the applicant has provided ecological justification for the proposal as well as mitigation measures in an Enhancement and Management Plan where they have proposed retaining the majority of the existing orchard area, the creation of a hedgerow, a habitat for invertebrates and a habitat for bats and birds. Therefore on balance, and in light of the recommendations of the Brent SINC Study (2014) and mitigation measures and additional wildlife features proposed that are in line with the recommendations of the Study and Preliminary Risk Assessment that would be secured by condition, the loss of the hard standing area and small portion of open space is considered acceptable.

4. The principle of development is therefore considered to be acceptable.

Standard of accommodation

5. All residential units proposed comply with DMP18 and are consistent with London Plan Policy 3.5 Table 3.3 in terms of internal space standards. The bedrooms and living areas also all comply with minimum internal size standards and are well laid out with sufficient widths and depths. Sufficient storage would also be provided for residents.

6. With regard to private amenity space DMP19 requires all dwellings to have external private amenity space of a sufficient size and type to satisfy its proposed residents' needs. This is normally expected to be 20sqm per flat and 50sqm for family housing (including ground floor flats). The 3B units in the south of the site would all have private gardens exceeding 50 sqm. The three units would also have access to a 5sqm terrace at first floor level whilst two of the units would also have 17 sqm terraces at second floor level. The 2B units in the north of the site would benefit from generous private gardens that exceed the 20sqm target as well as 4 sqm terraces at first floor level.

7. All units would be well served by windows with good outlook and access to natural light. The three units in the southern part of the site would have their primary living areas facing in a southerly direction to achieve maximum sunlight.

8. Overall it is considered that the proposal would result in a good standard of accommodation for prospective

residents.

Impact on neighbouring amenity

9. Residential properties are located to the north, east and west of the site on Beech Way, Stonebridge Park and Gloucester Close. The applicant has provided a block plan showing the distances between habitable room windows in the existing residential properties and the proposed dwellings. Most of the habitable windows that are directly facing maintain an acceptable distance of at least 20 metres thus complying with the guidance in SPG17. Some windows at first floor level on the eastern and western sides of the 2B block in the north of the site could slightly overlook the properties and their rear amenity space to the east and west of the site. In addition to this some windows are also proposed in the southern block on the eastern and western sides of the building that could also potentially result in overlooking to neighbouring properties. A condition is therefore recommended that would require these particular windows at first and second floor levels to be obscure glazed to avoid any potential overlooking and to maintain acceptable levels of privacy.

10. Terraces are proposed at first floor level on the front elevation for both of the units on the northern part of the site. Both of the terraces have the potential to result in overlooking to the east and west of the site. Terraces are also proposed at first and second floor level in the units in the south of the site. The terraces on the eastern side of the site also have the potential to result in overlooking to the east. Therefore a condition is recommended requiring further details of obscure glazing to prevent overlooking. The intention of this is to ensure that

11. The applicant has provided sectioned drawings showing the relationship between the units in the north and south of the site and the existing residential properties. These drawings have included the 30 and 45 degree lines taken from habitable room windows and amenity space respectively. Although there would be an increase in mass from what is currently experienced, all of the proposed buildings would be within the 30 and 45 degree lines as per SPG17, and draft SPD1.

12. Consideration has also been given to any potential loss of light that existing residents may face. However due to the separation distances that would be maintained between the proposed and existing buildings it is considered that there would be no material loss of light.

13. Consideration has also been given to the fact that the existing open space is used by local residents. However the vast majority of the area with the exception of the hardstanding would be retained as existing. A small section of the north-western part of the site would be lost however this would be offset by additional open space in the south-western corner of the site. In addition to this the entrances to the open space would be improved with the pedestrian entrance in the south-west of the site widened. The applicant has also proposed a number of additional ecological benefits such as hedgerows and habitats for invertebrates, bats and birds which would contribute to wildlife in the area.

14. A number of objectors have also raised concerns with security and the potential for crime. However the proposed units would provide more natural surveillance to the area and the various entry points to the open space. During the site visit carried out by officers it was noted that there was evidence of some rubbish dumping in the area of open space and in particular the hardstanding. However the siting of residential properties within the site may discourage this activity. Residents have also raised concerns with potential noise and disturbance from future residents. However it is unlikely that future residents would create excessive noise, over and above the noise common to any residential unit. The proposal is for the introduction of residential units into a predominantly residential area and it is therefore considered that the uses are compatible and would not lead to increased disturbance.

15. A number of residents have also raised concerns with the loss of the hardstanding areas as they have stated that these areas are used for picnics and BBQs. It should be noted that the application site does not contain designated open space. Nevertheless, Picnics and BBQs could still take place in the grassed areas of the site which is commonly seen in parks and areas of open space throughout London. Measures could also be taken by residents to ensure that the grassed areas are not affected by BBQs or additional activity by using stones under grills or by using BBQs on stands. As discussed in paragraph 3 of the report it is acknowledged that there would be a loss of the existing hardstanding areas however a number of mitigation measures are proposed as well as additional wildlife features which should benefit the area of open space and in turn local residents.

16. A number of objectors have raised concerns with potential noise disturbance from construction works. Although this is covered under environmental legislation consideration has been given to the site context and

any likely impact on neighbours. Due to the relatively minor scale of development proposed it is not considered that measures such as a Construction Management Plan would be necessary in this case.

Character and Design

17. The character of the area in terms of the existing residential properties is quite varied in nature. The properties include two storey terraced properties on Beech Way to the north; two storey Victorian properties on Stonebridge Park to the east and an L shaped three storey block on flats on Gloucester Close. The south of the site consists of a boundary wall with a row of single storey garages on the other side is flanked by two semi-detached properties.

18. The three units in the south of the site would consist of a three storey contemporary terrace. The buildings would be broken up well by the use of two contrasting materials, projecting elements at the front and the fact that the second floor would project upwards, leaving a gap between each building. The use of green roofs would fit in well with the existing character of the open space. The two units in the north of the site would consist of a more rectangular block. However the front would project slightly to give a good sense of legibility to the front. The choice of materials would again be two contrasting materials including a dark tile and light brickwork. Green roofs are also proposed which is again considered to be positive in terms of the existing character of the open space.

19. The scale of the proposed buildings at two/three storeys and the mass which is broken up by utilising varying roof heights is considered to fit in well with the surrounding area and its existing character. Overall it is considered that the buildings are well designed and would not materially harm the character and appearance of the area. Further details of materials, boundary treatments and landscaping would be secured by condition to ensure a satisfactory finish to each building and the site.

20. The proposal would also provide more natural surveillance in the area and improve the existing access to the open space which is considered to be a benefit to the area. Objections note that people can now walk and play in the area, but it is not considered that this proposal would prejudice this as most of the space would remain unbuilt on.

Parking, Access and Refuse

Parking

21. As the site does not have good access to public transport services, the higher residential parking allowance set out in Appendix 1 of the adopted DMP applies. Up to one space per 2-bed house and 1.5 spaces per 3-bed house is therefore permitted, giving a total allowance of 6.5 spaces. The proposed provision of five spaces in total therefore does not exceed the maximum standards. Provision is also close enough to the maximum allowance to minimise any concerns regarding overspill parking in this heavily parked street, particularly as the houses are for social rented accommodation and would tend to therefore have lower levels of car ownership. Therefore the level of parking provided is considered to be acceptable and also sufficient to address the potential risk of overspill parking in the area. All five houses are shown with secure bicycle storage for two bikes, in accordance with London Plan standards.

Access

22. Access to the site is proposed to be via the existing single-width driveways, which do not provide sufficient width for cars to pass one another. With only two and three houses proposed on each site respectively, the volume of vehicle and pedestrian movement likely along the driveways is low enough for this to be considered acceptable. Both driveways are shown repaved in block paving to provide a suitable shared surface and provide adequate space for cars to turn on site. Revised plans have been submitted that has reduced the size of the hardstanding area for the southern car park to retain additional soft landscaping and a demarcated pedestrian footpath to the new houses. This reduces the available space for cars to turn, but a 6m aisle width is still provided and tracking diagrams have been submitted to demonstrate that cars can still turn within the site and leave in a forward gear. Therefore access to the site is considered to be acceptable from a pedestrian and vehicle safety perspective.

Refuse

23. For the northern site, a bin store is proposed within 20m of Stonebridge Park, thus complying with maximum wheeling distances for staff. Bin stores are also proposed for the southern site within 20m of the highway boundary, at the point where the driveway widens into the site. A plan has been submitted which

shows that at least a 3 metre gap would be maintained in both locations to allow vehicles to pass. The applicant has also submitted a waste management strategy that takes into account the distances between the houses and road. The siting of the bin stores are therefore considered to be acceptable as they are within sufficient distances of the residential units and the road from where refuse collection will take place. In addition to this the applicant has provided information on the number and type of bins provided which accords with Brent Waste Planning Guidance. However a condition is recommended that further details of the stores are submitted to ensure that stores are acceptable in design terms.

Fire safety

24. The residential properties are located more than 45 metres from the main road. Therefore a sprinkler system is proposed for the houses to address the poor access by fire appliances. An informative is therefore recommended to remind the applicant that the sprinkler system should comply with Building Control regulations concerning fire safety.

Environment and Trees

25. Originally the applicant proposed the removal of two trees within the site. However revised plans have been submitted and all trees within the site are now proposed to be retained. The Council's Tree Officer has assessed the proposal and is satisfied with the information submitted. Conditions securing a tree protection plan, arboricultural method statement and the Landscape Ecological and Management Plan are however recommended to protect the existing trees and wildlife. Concerns have been raised about the loss of the view, which changes throughout the years. Now that no trees are proposed to be removed this is considered to be maintained, and even though there would be some buildings inserted into this the overall green area would be maintained. It is considered that the existing outlook from nearby properties across this green space would remain.

Conclusion

26. Overall the proposal would result in the addition of five affordable units to the boroughs housing stock, three of which would be family sized units. The units would all be of a high standard of accommodation, are well designed and would not materially harm the amenity of neighbouring residents. Although the hardstanding areas would be lost the majority of the open space would be retained which is a valuable area of open space used by local people. The proposal would also include improvements to the access to the open space and incorporate additional wildlife features. The units would also provide increased natural surveillance to the open space and area. Taking these benefits into consideration the application is recommended for approval.

CIL DETAILS

This application is liable to pay **£167,247.29*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): sq. m.

Total amount of floorspace on completion (G): 509 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Dwelling houses	509		509	£200.00	£35.15	£142,247.32	£24,999.97

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	£142,247.32	£24,999.97

*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.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 17/4203

I refer to your application dated **29/09/2017** proposing the following:

Development to provide 2 x 2 bedroom houses and 3 x 3 bedroom houses, with car parking, cycle storage, refuse storage, amenity space and landscaping

and accompanied by plans or documents listed here:
See condition 2

at **Land rear of 25 to 30, Stonebridge Park, London**

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: 25/05/2018

Signature:

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:-

Development Management Policies (2016)
Core Strategy (2010)

- 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):

2604_OS

2604_PA100 REV C

2604_PA101 REV B

2604_PA102 REV B

2604_PA103 REV B

2604_PA104 REV B

2604_PA105 REV B

2604_PA106 REV B

2604_PA107 REV B

2604_PA108 REV B

2604_PA200 REV A

2604_PA201 REV B

2604_PA202 REV B

2604_PA203 REV B

2604_PA204 REV A

2604_PA205 REV A

2604_PA206 REV A

2604_PA207 REV A

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

- 3 Prior to the occupation of the approved development the following shall be provided:-

- car parking spaces as shown on the approved plans (constructed and marked out)
- cycle storage for the new flats as shown on the approved plans
- amenity space laid out as shown on the approved plans.

They shall be made available to the residents of the approved units and maintained as such thereafter.

Reason: To ensure adequate parking and cycle parking provision in accordance with adopted standards.

- 4 The ecology measures proposed within the site shall be carried out fully in accordance with the Outline Biodiversity Enhancement and Management Plan RT-MME-126379-02 (dated February 2018) and the Construction Ecological Management Plan RT-MME-126379-01 (dated January & February 2018) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with the requirements of London Plan policy 7.19

- 5 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units

- 6 Notwithstanding the approved plans, the windows at first floor level on the eastern and western side of the second bedrooms in the north of site, and the window facing east at first floor level serving the main bedroom and the window at second floor level serving the bedroom of the eastern most unit in the south of site shall be obscure glazed and shall remain as such for the lifetime of the development.

Reason: In the interest of neighbouring amenity

- 7 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouse(s) subject of this application, notwithstanding the provisions of Class(es) A, B, C, D & E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: In view of the restricted nature and layout of the site for the proposed development, no further enlargement or increase in living accommodation beyond the limits set by this consent should be allowed without the matter being first considered by the Local Planning Authority.

- 8 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) or shall meet easily accessible/adaptable standards (Building Regulations M4(2)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable facilities for disabled users, in accordance with the London Plan policy 3.8.

- 9 Notwithstanding the hereby approved plans, prior to the occupation of the development further details of the roof terraces, including physical measures and/or planting, to ensure that potential overlooking of neighbouring properties is minimised shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details must be fully implemented and permanently maintained.

Reason: To ensure that the proposed development does not prejudice the amenity of neighbouring residents

- 10 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.

- 11 Further details of the landscaping scheme shall be submitted to and approved in writing within 3 months of commencement of development.

Such scheme shall include:

- a) Walls and fences
- b) Planting - species, height and density
- c) Hard surfacing materials

The works shall be completed in full accordance with the approved details prior to occupation of the development.

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.

- 12 Prior to the commencement of development further details of a tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and maintained throughout the construction period.

Reason: To minimise the impacts of the development on existing trees.

- 13 Prior to the occupation of the development further details of the refuse storage proposed including heights, widths, dimensions and materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the units.

Reason: To ensure a satisfactory standard of appearance

- 14 Prior to first occupation of the Residential Development ("the Development") confirmation from the Building Control body to demonstrate that the relevant building has been designed so that mains water consumption should not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010 (as amended) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect and conserve water supplies and resources in order to secure London's needs in a sustainable manner.

INFORMATIVES

- 1 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

- 2 The applicant is advised that the proposed sprinkler system must comply with BS 9991:2015 50.1.2 of the Building Regulations.
- 3 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
- 4 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall contact Mark O'Brien (Public Realm Monitoring Manager) at Mark.O'Brien@brent.gov.uk, and include photographs showing the condition of highway along the site boundaries.
- 5 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 6 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.

Any person wishing to inspect the above papers should contact Barry Henn, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5232