

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

10 April, 2019
05
18/4903

SITE INFORMATION

RECEIVED	24 December, 2018
WARD	Willesden Green
PLANNING AREA	
LOCATION	51-63 INC and Upper Floor Flats at 51-63 INC, High Road, London, NW10 2SU
PROPOSAL	Demolition of existing pitched roofs, removal of existing chimneys, demolition of existing pitched gable end to outrigger and erection of replacement dutch gable; construction of a third floor level to provide 6 self-contained flats (6 x 1-bed) with private external terraces, installation of replacement windows to all flats facing High Road, installation of communal satellite dishes and terrestrial aerials to each property, reduction of side brick work panel to No. 63 High Road and removal of brick pilaster to side elevation of No. 63 High Road and associated secure cycle storage
PLAN NO'S	C152-100, C152-101, C152-102, C152-103, C152-105, C152-106, C152-107, C152-109, C152-152, C152-153, C152-154, C152-156, C152-157, C152-159, C152-170, C152-155
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_143279</p> <p><u>When viewing this as an 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 "18/4903" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

INTRODUCTION

This item was deferred from the previous committee because the notification letters included an error in the date of the committee.

RECOMMENDATIONS

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 for commencement
2. Approved drawings/documents
3. Details of considerate constructor to be submitted
4. Removal of Permitted Development Rights to change to a small HMO
5. Details of materials

Informatives

1. CIL liable
2. Party Wall
3. Advertisements
4. Highways requirement
5. Notification of Highways
6. Fire safety
7. 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.

SITE MAP



Planning Committee Map

Site address: 51-63 INC and Upper Floor Flats at 51-63 INC, High Road, London, NW10 2SU

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This map is indicative only.

PROPOSAL IN DETAIL

Demolition of existing pitched roofs, removal of existing chimneys, demolition of existing pitched gable end to outrigger and erection of replacement dutch gable; construction of a third floor level to provide 6 self contained flats (6 x 2-bed) with private external terraces, installation of replacement windows to all flats facing High Road, installation of communal satellite dishes and terrestrial aerials to each property, reduction of side brick work panel to No. 63 High Road and removal of brick pilaster to side elevation of No. 63 High Road and associated secure cycle storage

EXISTING

Nos 51-63 comprise a group of terrace properties spanning the entire block between Richmond Avenue and Ellis Close. The premises are three storey in height to High Road, with four storey rear outriggers. The premises accommodate commercial uses on the ground floor and residential uses on the upper floors. A supermarket and associated car parking is to the rear of the premises separated by Ellis Close. The premises form part of a mixed use centre and fall within the Willesden Green Conservation Area.

SUMMARY OF KEY ISSUES

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

The site is an existing mixed use site comprising commercial units at ground floor with residential above. The proposal would result in 6 additional housing units which would add to the Borough's Housing stock at a site within a town centre location with very good access to facilities and public transport.

Standard of accommodation

It is considered that the scheme would provide a good standard of accommodation, generally consistent with Development Plan Policies in terms of internal and external space and quality of living environment.

Design/Character and appearance

Subject to approval of details of proposed external materials, it is considered that the proposal would preserve the character and appearance of the Willesden Green Conservation Area.

Impact on neighbouring amenity

It is considered that the proposal will result in no material harm to the amenities of neighbouring occupiers in terms of impacts on privacy, light and outlook,

Highways/parking

The proposed development would be acceptable in highways and transport terms.

RELEVANT SITE HISTORY

13/1517 Granted

Demolition of existing pitched roofs 51 - 63 High Road, removal of existing chimney pots to nos 53 - 59 High Road, demolition of existing gable to no 51-53 and erection of replacement Dutch gable, to enable the erection of a third floor roof extension to provide ancillary space to flats below, plus the installation of replacement windows to all flats facing High Road, installation of Communal satellite dishes and terrestrial ariels to each property, reduction of side brickwork panel to no.63 High Road, removal of brick pilaster to side

elevation of No.63 High Road

13/1518 Granted

Demolition of existing pitched roofs 51 - 63 High Road, removal of existing chimney pots to nos 53 - 59 High Road, demolition of existing gable to no 51-53 and erection of replacement Dutch gable, to enable the erection of a third floor roof extension to provide ancillary space to flats below, plus the installation of replacement windows to all flats facing High Road, installation of Communal satellite dishes and terrestrial ariels to each property, reduction of side brickwork panel to no.63 High Road, removal of brick pilaster to side elevation of No.63 High Road – Granted

12/3233 Allowed on appeal

Demolition of existing pitched roofs, removal of existing chimney pots to nos 51-63 High Road, demolition of existing gable to no 51-53 and erection of replacement Dutch gable, to enable the erection of a third floor roof extension to provide 6 self contained flats with private external terraces, plus the installation of replacement windows to all flats facing High Road, installation of Communal satellite dishes and terrestrial ariels to each property, reduction of side brickwork panel to no.63 High Road, removal of brick pilaster to side elevation of No.63 High Road (as amended 30/01/2013)

12/3234 - Allowed on appeal

Conservation Area consent for reduction of side brickwork panel to no.63 High Road, removal of brick pilaster to side elevation of No.63 High Road, removal of existing chimney pots to nos 51-63 High Road, removal of all pitched roofs to nos 51-63 High Road, removal of pitched gable to nos 51 & 53 High Road, removal of all windows fronting Willesden Green High Road in association with full planning application ref:12/3233
...erection of a third floor roof extension to provide 6 self contained flats with private external terraces, plus the installation of replacement windows to all flats facing High Road, installation of Communal satellite dishes and terrestrial ariels to each property, reduction of side brickwork panel to no.63 High Road, removal of brick pilaster to side elevation of No.63 High Road (as amended 30/01/2013).

CONSULTATIONS

187 neighbouring properties were notified. 9 objections were received at the time of writing this report and one comments was received neither objecting to or supporting the proposal

Objection	Response
Loss of light privacy and light to adjacent properties	Discussed in neighbouring amenity section
Building in poor state and allowing increased occupation would make the situation worse	Discussed in character and appearance section
Problem of rubbish being dumped on the pavement by some residents	The site falls within a timed collection zone
Increase in noise disturbance noise	Discussed in neighbouring amenity section
Impact on sewage and water system	These are not material planning considerations and are dealt with by the relevant utility provider for a development of this scale
No provision for soft landscaping	Discussed in character and appearance section
No clear evidence has been provided on how the required internal height would be achieved	The application is accompanied by section drawings which confirm the internal height to be sufficient
No detail on the location of the satellite dishes	Discussed in character and appearance section
No detail on how the terraces will be used	The terraces are proposed as external amenity space and have been considered as such
Exacerbate existing car parking issues	Discussed in transport section

A number of other comments were received from residents of neighbouring properties making suggestions in relation to further refurbishment works may well serve to improve the appearance of the building, the

assessment needs to be based on the development submitted.

POLICY CONSIDERATIONS

National Planning Policy Framework 2018

London Plan (2016) Consolidated modifications since 2011

Core Strategy (2010)

CP2: Population and Housing Stock

CP17: Protecting and Enhancing the Suburban Character

Brent's Development Management Policies (2016)

DMP 1: Development Management General Policy

DMP 7 Brent's Heritage Assets

DMP 12 : Parking

DMP 16: Resisting Housing Loss

DMP 18: Dwelling Size and Residential Outbuildings

DMP 19: Residential Amenity Space

Other

SPD1 - Brent Design Guide (2018)

DETAILED CONSIDERATIONS

1. Background

1.1 The application is essentially a re-submission of planning application 12/3233 which was allowed on appeal dated 1 April 2014. The 3 year time limit has now lapsed and as such the applicant is submitting a scheme identical to that previously allowed on appeal. Whilst the development is identical to that which has previously been granted approval, it should be noted that planning policies have changed since the determination of the original application. Circumstances have also changed regarding development in the locality, as Metropolitan Court, which is the residential development directly adjacent the subject site had not been constructed at the time the application was determined, although it should be noted that the Inspector acknowledged in the appeal decision that consent had been granted for the re-development of the site. Nevertheless, it is necessary to consider the proposal in light of updated legislation and current local plan policies and guidance.

2. Principle

2.1 The site is an existing mixed use site comprising commercial units at ground floor with residential above. The proposal would result in 6 additional housing units which would add to the Borough's Housing stock at a site within a town centre location with very good access to facilities and public transport. Subject to detailed criteria considered below, the principle of the development is acceptable.

3. Character and appearance

3.1 The original application 12/3233 was refused by the local planning authority on design grounds. The reason for refusal being

'The proposed roof enlargements, due to their bulk, scale, extent across the entire outshoot roof, height above the existing ridge level, poor relationship with the established roof form and high visibility in the streetscene, would relate poorly to the application property, in particular, and would fail to preserve or enhance the character and appearance of the Conservation Area in general, contrary to Unitary Development Plan policies BE2, BE9, BE26 and the advice contained within SPG17 Design Guide for new development.'

3.2 However, this reason for refusal was not upheld at appeal. The Inspector, whilst acknowledging that the development would be visible from the rear of the site, including across the supermarket car park and when approaching in both directions along High Road, concluded that the development would have an

acceptable impact on the existing building and would preserve the character and appearance of the Conservation Area. The paragraph below, taken from the appeal decision in relation to application ref. 12/3233 provides the Inspector's reasoning behind allowing the appeal. The Inspector took the view that, the roof extensions:

"would primarily comprise of glazing and as such , would appear as fairly lightweight structures. I consider they would sit comfortably against the original buildings, being set in from the sides and from the rear gables. Whilst they would extend above the proposed additions to the front, they would be set back from the High Road and would also sit below the highest part of the rear gables. In this respect, a Dutch Gable would be provided to Nos 51-53, increasing the cohesiveness of the group of buildings. Together with the proposed retention of the chimneys to the sides, including their pots, I consider the original form of the buildings would continue to be read"

3.3 It is acknowledged that policy has changed since the determination of this application. However, the design principles behind current policy largely remain the same as those against which the previous application was considered. DMP 1, DMP 7 and the guidance contained with SPD1 are of particular relevance in the consideration of this proposal. The aims of these policies and guidance is to secure development that is appropriate in terms of scale, detailing and design as well as development that preserves the character and/or appearance of heritage assets. Whilst considering the proposal in light of current legislation, together with the reasoning providing by the Inspector in the appeal decision, which is a material planning consideration, the proposed development would continue to be acceptable. The roof extensions would be subservient additions, that would not distort the form or detract from the character of the original building, and although visible, by virtue of their design, would be sympathetic additions that would preserve the character and appearance of Willesden Green Conservation Area.

3.4 Other alterations include the replacement of the front elevation casement windows with sash windows. The existing windows are uPVC and the proposed material is also uPVC and the proposed material would be no worse than the existing, this can be accepted. The proposed stucco repair work and repainting do not require planning permission. The removal of the three storey redundant brickwork is not objected to, nor is the decluttering of the rear facade and removal of individual satellite dishes. Given that the proposal would result in the removal of a number of satellite dishes, the few that are proposed communally are considered on balance acceptable. Whilst a comment has been received in relation to the location of the satellite dishes, these would be located to the rear of the building and more limited in number than the existing situation. The installation of a signage board is noted and in the event of permission being granted, an informative requiring and advertising consent application be submitted would be included.

3.5 Whilst a number of comments have been received in relation to the unkempt appearance of the existing terrace and the fact that the addition of another storey would only serve to make this situation worse, as above the proposal also includes improvements to the existing building. Whilst a comment was also received in relation to the lack of soft landscaping proposed, it is not considered reasonable to request the provision of this. The site currently lacks soft landscaping and the provision of an addition storey is not considered to worsen the existing situation on site. Furthermore, given the location of the site in a town centre location, soft landscaping is not a particular feature of the area.

3.6 A number of properties have also made suggestions in terms of how additional refurbishment works could further improve the appearance of the existing building. However, planning is restricted to the consideration of the development as submitted and conditions can only be attached if they are necessary in order to make the development acceptable. Ultimately the assessment is restricted to whether the development submitted for consideration is able to preserve the character and appearance of the Conservation Area and building. Whilst additional changes may well serve to improve the appearance of the building, the NPPF test is whether the 'development preserves or enhances'. Based on the information submitted, the proposal preserve the character and appearance of the conservation area and as such the development meets the test.

4. Quality of accommodation_

4.1 DMP1 requires all development to provide good levels of light and amenity and DMP 17 requires. The extensions to the roof would facilitate the creation of 6 x 1b2p bedroom units. Minimum Space Standards requires units of this size to have minimum floor areas of 50sqm. In this case all of the units would exceed these standards with each unit having an internal area between 55sqm and 62 sqm. All habitable rooms would be served by front and rear facing openings which would allow for good levels of light, outlook and ventilation and additional light would be afforded to the units through the provision of a number of side facing windows (although the use of obscure glazing would restrict this to some extent) . All units would also

have sufficient head height.

4.2 In terms of external amenity, DMP19 requires 20sqm to be provided for one bedroom units. In this case, all the units would benefit from front and rear terraces however provision would fall short of standards, with the combined terraces for each unit measuring approximately 11sqm. Nevertheless, owing to the town centre location of the development and noting that the shortfall would be to some extent mitigated through the generous floor area of each of the units, the external provision is acceptable in this instance.

4.3 All of the units would experience good levels of privacy, due to the provision of obscure and fixed glazing to the side facing windows which would prevent overlooking between units.

5. Impact on neighbouring properties

5.1 Residential properties are located below the proposed development and as such the increase in height needs to be assessed in relation to the impact on light and outlook enjoyed by flank habitable room windows for lower level flats with the outriggers. SPD 1 states that development should not intrude a 30 degree line taken from a height of 2m from the nearest habitable room windows. The extensions have been set back 950mm from the edge of the roof in order to preserve neighbouring amenity. Whilst it is noted that the massing still intrudes the 30 degree line, this is marginally so and as such the development as proposed is not considered to have an overbearing impact on the occupants of fourth floor occupiers. With regards to the flank windows at lower levels, the set back is considered to make the impact of the extension relatively minor in terms of their outlook. The proposed development is therefore considered to have an existing impact on the occupants of the existing residential units at the subject site.

5.2 Since the previous approval, a residential development, Metropolitan Court, has been constructed which is located directly adjacent the subject site. The properties at the top floor benefit from roof terraces. A number of the occupants of Metropolitan Court have objected to the development, primarily on the basis that the increase in height would result in loss of light and privacy and affect outlook. Metropolitan Court is a four storey building and the subject site currently comprises 4 storeys (although is three storeys fronting High Road). As such, the top floor units of Metropolitan Court currently look out towards the roof of the subject site. Whilst the development would result in adjacent windows at the same level, the separation distance between these properties and the new units would be the same as those located on the lower floors, and such separation distances would be the same as that which is consistent on High Road. The separation distance has been measured as 18m between the front elevation of Metropolitan Court and the subject site which is in full compliance with the guidance contained within SPD1 and as such the development would not have a detrimental impact on the occupants of these adjacent properties in terms of any loss of privacy or overlooking. Furthermore, when also considering the separation distances and the resulting increase in height, the proposed development would similarly not result in any harmful loss of light to the occupants of these adjacent residential properties and they would still experience good outlook.

5.3 Whilst a number of neighbouring properties have also objected to the proposal on the basis of increased noise, the site is located in a busy town centre location where a certain degree of noise is expected. The addition of six, one bedroom residential units is therefore not expected to result in any unreasonable levels of noise disturbance.

5.4 The proposed development is therefore considered to have an acceptable impact on the amenity of neighbouring residential properties.

6. Transport

6.1 As the site has good access to public transport services, the lower residential allowances set out in Table 6 at Appendix 1 of the adopted DMP 2016 apply.

6.2 The 38 existing flats would therefore be allowed up to 29.4 off-street parking spaces. There are no allowances for the financial and professional offices on the ground floor. With no off-street parking available within the site, maximum standards are not exceeded.

6.3 This proposal to provide six further 1-bedroom flats to give a total of 44 flats (32 x 1 bed, 10 x 2-bed & 2 x 3-/4-bed) will raise the residential car parking allowance to 33.9 spaces. The increase of 4.5 spaces in the parking standard is considered to be significant.

6.4 Although the continued absence of off-street parking within the site means that maximum parking standards will still be complied with, Policy DMP12 requires that any overspill parking that is generated can

be safely accommodated on-street. In this case though, the site fronts a major London distributor road and bus route and on-street parking is therefore prohibited at all times along the site frontage, whilst the narrowness of Ellis Close to the rear means double yellow lines are in place. The proposal therefore gives rise potential concerns regarding increased parking pressure in the area.

6.5 However, this scheme is effectively a resubmission of an earlier proposal for six 1-bed flats that was allowed on appeal, on the basis that car ownership for flats in the local area averages just 0.263 cars/household. Therefore, whilst a number of properties have objected on the basis that the proposed development would exacerbate existing car parking issues, given the car ownership levels, this is not considered to be the case. Given this is an identical scheme to that previously approved, the development is considered acceptable in car parking terms.

6.6 The London Plan would require a secure bicycle parking space for each flat. However, it is recognised that providing accessible bicycle storage for flats above shops is often far from straightforward and on this basis, the bicycle parking requirement can be waived.

6.7 Finally, the site is within a timed collection zone for refuse, meaning that refuse bags can be brought down to street level at certain times each day for collection. There is therefore no need to provide bin storage for these flats at ground floor level.

7. Other matters

7.1 In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

7.2 In light of the discussion above, and given that the considerations and assessment of this application remains largely the same as that allowed on appeal. It is considered appropriate to attach the same conditions as those proposed by the Inspector in the allowed appeal.

CIL DETAILS

This application is liable to pay **£124,459.44*** 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): 374 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	374		374	£200.00	£35.15	£105,855.36	£18,604.08

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)	317	
Total chargeable amount	£105,855.36	£18,604.08

*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: 18/4903

To: Mr Manga
Ten Point Five Architecture
184 Whittington Way
Pinner
HA5 5JY

I refer to your application dated **24/12/2018** proposing the following:

Demolition of existing pitched roofs, removal of existing chimneys, demolition of existing pitched gable end to outrigger and erection of replacement dutch gable; construction of a third floor level to provide 6 self-contained flats (6 x 1-bed) with private external terraces, installation of replacement windows to all flats facing High Road, installation of communal satellite dishes and terrestrial aerials to each property, reduction of side brick work panel to No. 63 High Road and removal of brick pilaster to side elevation of No. 63 High Road and associated secure cycle storage

and accompanied by plans or documents listed here:

C152-100, C152-101, C152-102, C152-103, C152-105, C152-106, C152-107, C152-109, C152-152, C152-153, C152-154, C152-156, C152-157, C152-159, C152-170, C152-155

at 51-63 INC and Upper Floor Flats at 51-63 INC, High Road, London, NW10 2SU

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: 29/03/2019

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.

SUMMARY OF REASONS FOR APPROVAL

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

National Planning Policy Framework, 2018
 London Plan (2016)
 Core Strategy (2010)
 SPD1 - Brent Design Guide (2018)

Development Management Policies (2016)

DMP1 Development Management General Policy
 DMP7 Brent's Heritage Assets
 DMP12 Parking
 DMP18 Dwelling size and residential outbuildings
 DMP19

Residential Amenity Space

- 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 drawings:

C152-100

C152-152

C152-153

C152-154

C152-156

C152-157

C152-159

C152-170

C152-155

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

- 3 No external construction activity, including demolition, shall take place until the site and/or company carrying out the works has registered with the Considerate Constructors Scheme. The site and/or company shall remain registered for the duration of the works hereby permitted.

- 4 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 and in view of the restricted space in the site to accommodate additional bin or cycle storage.

- 5 Details of materials for all external work, including samples which shall be made available for viewing on site or in an agreed location, 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.

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 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 Prior consent may be required under the Town and Country Planning (Control of Advertisements) Regulations 1990 for the erection or alteration of any
 - (a) illuminated fascia signs
 - (b) projecting box signs
 - (c) advertising signs
 - (d) hoardings
- 4 The applicant is advised that the Highways Act 1980 (particularly Part IX) sets out requirements relating to construction work on or near the highway. Key requirements of the 1980 Act include: (i) permission by formal agreement from the Highway Authority (London Borough of Brent except for the North Circular Road) is required for any works to highways; (ii) licences are required for permission to place temporary obstructions on the highway (e.g. hoardings, fenced storage areas, temporary cross-overs, scaffolding, gantries and skips); (iii) deposition of mud or other such materials on the highway is prohibited. Measures to prevent this (e.g. wheel washing) can be required by order; (iv) surface drainage from a construction site must not be allowed to run across the footway part of a public highway; (v) the contractor is responsible for any damage caused by their activities to roads, kerbs or footpaths in the vicinity of the work site; (vi) any street furniture (electrical or non-electrical) cannot be removed or relocated by the developer or any of its contractors. This may only be carried out by the Highway Authority or its appointed contractor.

The applicant is also advised of their responsibility to apply to the Council for parking bay suspension:

www.brent.gov.uk/services-for-residents/parking/suspending-a-parking-bay-and-dispensations

- 5 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.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 7 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 Paige Ireland, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 3395