

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

21 August, 2019
03
19/1305

SITE INFORMATION

RECEIVED	4 April, 2019
WARD	Preston
PLANNING AREA	Brent Connects Wembley
LOCATION	Preston Library, Carlton Avenue East, Wembley, HA9 8PL
PROPOSAL	Redevelopment of preston library including erection of a part 2 to part 4 storey building comprising a library on ground floor and 12 self-contained flats (6 x 1 bed, 2 x 2 bed and 4 x 3 bed), provision for private amenity space, parking, cycle and refuse storage, new access and associated landscaping
PLAN NO'S	See C2
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_144760</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 "19/1305" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

Recommendation

A. That the Committee resolve to GRANT planning permission.

B. 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 (3 years)
2. Approved Plans
3. Affordable Housing
4. Nominations Agreement
5. D1 use
6. Parking and Cycle Spaces
7. Water Consumption
8. No C4 use
9. Disabled Units
10. Considerate Constructors Scheme
11. Flood Risk Assessment
12. Ecological Assessment
13. Training and Employment details required
14. Construction Logistics Plan
15. Non-Road Mobile Machinery
16. Carbon Offsetting Contribution to be Paid through Agreement
17. Soil Contamination Assessments to be submitted
18. Piling Method Statement to be submitted
19. Details of Materials to be submitted
20. Details of Highway Works to be submitted
21. Car Park Management Plan to be submitted
22. CCTV details to be submitted
23. Landscaping Details to be submitted
24. Details of Photovoltaic Panel Arrays required
25. Details of Television Aerial and satellite Dish System
26. Details of any potential Plant Machinery to be submitted

27. Details of screening to the proposed terrace area and balconies
28. Details of Informal Play Area to be submitted
29. Opening Hours
30. Further details of the works to T4 to be submitted


Informatives

1. CIL liability
2. Party Wall Information
3. Building Near Boundary Information
4. Notify Highways Service of Intent to Commence Works
5. Guidance Notes from Thames Water
6. London Living Wage Note
7. Fire Safety Advisory Note
8. Any other informative(s) considered necessary by the Head of Planning

1. 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.

2. 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

	<p>Planning Committee Map</p> <p>Site address: Preston Library, Carlton Avenue East, Wembley, HA9 8PL</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100025260</p>
---	--



This map is
indicative only.

PROPOSAL IN DETAIL

The application is seeking permission to demolish the existing library building to replace it with a development comprising a new library and 12 homes. The proposed replacement would be a part 2, part 4 storey building positioned towards the centre of the site. The library would be located on the ground floor while the rear portion of the ground floor would comprise a two bedroom home. The upper floors would accommodate the remainder of the homes. The proposed residential mix will comprise of 6 x 1bed, 2 x 2bed, and 4 x 3bed homes. All will be affordable rented units.

An undercroft access point would be located towards the south eastern portion of the site and this would provide vehicle access to the proposed parking area. The car park would be reconfigured to provide 6 car parking spaces (5 spaces for residential use with one of these spaces marked for accessible space and 1 for library use). The single storey projection towards the western segment of the development would facilitate a bin and cycle storage. A garden terrace area will be provided second floor and would occupy the eastern portion of the new build.

EXISTING

The application site comprises a single storey building in use as a library (known as Preston Library) located on Carlton Avenue East. It is registered as a community asset by the Council.

The site is not subject to any planning designations but it located within land that is liable to surface water flooding. The site just sits outside the boundaries of Preston Road Town Centre.

To the west and south are existing residential properties and to the east is a car sales garage on Preston Road. The north of the site adjoins rear garden and the service road to the commercial units on Preston Road.



SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. 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. Representations received:** A number of local representees (67 objections) have been made to this application for a variety of reasons. Officers consider that the proposal is acceptable for the reasons set out in this report.\
- 2. Proposed Library:** The proposal results in the redevelopment of the library, but a new library would be provided. The new facility will be smaller than the existing facility in terms of footprint, but will be far more usable and formed of one large space rather than the existing segregated library layout.
- 3. Design, layout and height:** The proposed contextual design and height of the development would appear an appropriate transition between the properties along Preston Road and the traditional two storey dwellings west of the application site.
- 4. Quality of the resulting residential accommodation:** The residential accommodation proposed is of sufficiently high quality. The mix of units is in accordance with the standards within the London Plan and is in accordance with the Core Strategy target mix. The flats would satisfy satisfactory levels of good outlook and light. The amount of external private/communal space complies with DMP19 and site is also within walking distance from Preston Park.
- 5. Neighbouring amenity:** The proposal would not result in an unduly detrimental impact to neighbouring residential properties, having regard to BRE and Council guidance. The overall impact of the development is

considered acceptable.

6. Highways and transportation: The scheme is to provide suitable provision of car and cycle parking and will encourage sustainable travel patterns. Additional highway improvements will be secured to ensure the development would not have a negative impact on the existing highway.

7. Trees and landscaping: The Tree Officer was satisfied with the relevant tree reports submitted with the application. The loss of the trees on site is considered satisfactory and replacement planting is acceptable.

8. Environmental impact, sustainability and energy: The measures outlined by the applicant achieve the required improvement on carbon savings. Conditions will require further consideration with regards to the carbon off set payment to achieve the zero carbon policy requirement.

RELEVANT SITE HISTORY

No relevant planning history.

CONSULTATIONS

Public Consultation

188 individual properties were consulted on the application on 30 April 2019. In addition, a site notice was displayed on 30 April 2019 and the application was advertised in the local press on 9 May 2019.

Objections were received from 67 individual properties, together with an objection from the South Kenton and Preston Park Residents Association.

A summary of the objections and officer response is discussed below:

Summary of Objections:

Topic Area	Point of Objection	Officer Response
Parking and related transport concerns	6 parking spaces not sufficient and this will result in on street parking within the area.	See paragraphs 43-47
	The development will result in traffic issues along the junction	See paragraphs 48-52
	The development will result in congestion along the nearby highway	See paragraphs 48-52
	The proposal will result in the removal of the existing bus stop.	The proposal would not interfere with the existing bus stop.
	Building works always tend to overrun the stipulated period leading to more misery for the residents. Bus diversions will cause inconvenience to the residents who rely on the bus service quite a lot.	Bus diversions will not occur. An updated Construction Management Plan has been requested via a condition.
	The new library will only have 1 parking space. This will be inadequate most of the time, but particularly when there are	See paragraphs 43-47

	<p>events at Wembley stadium.</p> <p>A CPZ should be introduced in the area to off set the impact of this proposal and existing residents have their permits funded by the Council for a 3-year period.</p>	
Design	The proposed is not appropriate within the area.	See paragraphs 17 - 19
	Scale, bulk and massing of the proposed development is not in keeping with the character of the existing street scene.	See paragraphs 17 - 19
	Scale and design of the development will be entirely out of keeping.	See paragraphs 17 - 19
	The proposal allows very little space for landscaping and we believe that it would lead to gross over-development of the site.	Elements of soft landscaping will be provided throughout the site.
	The development would lead to the loss of valuable green space.	The existing site currently occupies very little green space and mainly comprises of hardstanding.
	Concerns raised regarding crime linked to the development	The development is considered appropriately development to ensure high standards of safety.
	The proposed development also affects future development to the neighbouring site.	The eastern flank elevation adjacent to the boundary would not incorporate any flank glazing and as such development would not be hindered at this site.
	The proposal fails to comply with the objectives of SPG17.	SPG17 has been superseded and SPD1 is used by officers for design guidance throughout the Borough.
	Area was originally a conservation area. No regard had to special character of the area	The site is not situated within a Conservation Area.
Library Concerns	Library would incorporate less floorspace when compared to the existing library.	See paragraphs 1-9
	Will the library be available to the Preston Community Library for as long as the Library can run (i.e. indefinite) and that this will be at an	The planning statement verifies that Preston Community Library will occupy the library.

	agreed peppercorn rent	
	Proposed library replacement is simply not fit for purpose, too small, not enough natural light	See paragraphs 1-9
	What provisions have been put in place for temporary accommodation for a library.	Whilst the redevelopment of the library is underway, the library will be temporarily relocated to an interim accommodation (off site) at Ashley Gardens.
	The overall layout and quality of the proposed library is poor.	See paragraphs 1 - 9
	Library should be naturally ventilated as air conditioning not environmentally friendly and would result in noise and disturbance to neighbouring properties.	The library would be fixed glazing with mechanically ventilated with high efficiency heat recovery and summer bypass, please see the Energy Strategy for more information.
	Loss of community facility could lead to increased levels of crime for youth population	Proposal would not result in the loss of existing library.
Impact on Residential Amenities	The additional units will result in an increase in noise levels.	The introduction of the residential units and library use are not considered to result in significant noise levels given the site proximity to the commercial units along Preston Road.
	The proposal would result in overlooking and a loss of light with regards to the rear gardens adjacent to the sit	See paragraphs 23-26
	Residents will be disturbed during the construction period, and school children would be at risk when walking pass the construction site.	Refer to Environmental Considerations section of the report.
	Roof terrace provides no natural surveillance of the space (see requirements inSD1). This means that the terrace is susceptible to anti-social activities.	Details for security measures of these area have been recommended to be provided via a condition.
	Proposal would have a negative impact on the rear gardens of the nearby neighbouring properties, including proximity of bin and bike shed.	See paragraphs 23-26

	The development does not comply with the 30 degree and 45 degree angle	See paragraphs 23-26
	Privacy screens should be confirmed to be 1.8m if not higher.	A condition has been recommended by Officers requesting these details prior to occupation.
	The development would result in light pollution to the neighbouring residential properties.	Given the nature of the proposed uses it is not considered that the light generated from the development would have a negative impact on the residents in the area. Preston Road which contains high levels of illumination is situated within close proximity to the residential dwellings along Carlton Avenue East.
Other Matters	There is no clear statement about the type of housing that will be built and who will be moving to the area.	The proposed development seeks to deliver a scheme where 100% of the units will be affordable through onsite provision and the Planning Statement submitted with the application refers to this within point 7.20
	Adjoining businesses will experience loss of light and privacy and are at higher risk of crime	The development would allow for appropriate separation distance with regards to the local businesses east of the site.
	Issues raised with regard to trees on site and within the vicinity of the site.	See paragraphs 60-61
	The consultation has not been satisfactory and not advertised to the public in the correct manner.	The correct consultation has occurred in accordance with legislation and the Brent Statement of Community Involvement.
	Strain on local services such as schools, GPs and dental surgeries	Funding for infrastructure is provided via the Community Infrastructure Levy charged on all new developments
	When building works are carried out, there is the danger that the rat population might move.	This matter is not a material planning consideration and if rodents are an issue during construction then the Council's pest control team should be contacted.
	Proposed development construction safety plan showing hording is taking over	A condition has been recommended by officers requested amendments to

	public footpath and 2 cabins on the highway.	this arrangement.
	Amenity space and size of flats provides very poor quality housing which the Council should not be building	See Standard of Accommodation section of the report.
	Issues were raised with regards to a nearby watercourse.	This is not material planning consideration and would be covered under Building Control legislation.
	The development will cause disruption to neighbours.	The Construction Method Statement, Air Quality Assessment and Noise Assessment have outline measures to prevent disruption to nearby residents.
	Matters raised regarding a restrictive covenants on the land	This is not a material planning consideration and is a legal matter.
Other	The flood risk assessment does not indicate the location of the soakaway and the impact on the existing surface water systems, nor existing culverts under the site.	Refer to Flood Risk and Drainage section of the report.
	The air quality assessment refers to a different address.	During the course of the application the agent explained that this was typo. Officer's agreed as the main elements of the report make reference to the application site. A revised document was therefore provided during the course of the application.
	The Community Involvement proceedings were not satisfactory.	Officers are of the opinion that the Community Involvement was satisfactory, meeting national and local requirements.
	Reference was made to the previous refusal at the site east of the site. (Ref: 08/3173)	Each application must be considered on its merits having regard to current planning policy and guidance..
	The proposal would harm emergency service along the adjacent highways.	Officers consider that the development would not affect emergency service access on the highway.
	Reference was made to refusal at 176 – 188 Preston Road (application 18/4800)	The characteristics of this site a different to that of the application site. Furthermore each site is

		assessed on its own individual merits.
	No details of costs associated with build available for public to view	The submission of a Financial Viability Assessment was not required for this application as 100 % Affordable Housing is proposed.
	Why is council building more housing when Strathcona School is being closed	Planning policy sets out the requirement for additional homes in the borough and the proposal accords with this policy.

Representations have also received from Cllr Kennelly. These are summarised below:

- The Councillor recognised the benefits of re-providing the library facility to allow its continued operation in the long term,
- The Councillor raises concerns have been highlighted regarding the impact of the proposal upon the privacy of the properties on Longfield Avenue and the need to remove windows/balconies facing onto these properties,
- The Councillor raises concerns that the design of the building is not in keeping with the character of the area and could set a precedent.

These matters have been discussed above, or are covered in the main body of this report.

3 comments from individual properties supporting the proposal was made. A summary of the reasons for supporting the proposal is set out below:

- Proposal will provide much needed affordable housing within the borough in a decent standard of accommodation
- Site is in a sustainable location close to local amenities, transport links and schools
- Proposal will allow the long term operation of the library to take place on the site in a modernised building

Consultee Comments

Thames Water: _

No objections raised and recommended a condition to be included to any consent requesting a piling method statement.

Environmental Health:

Raised no objections.

Updated noise report and air quality reports were provided during the course of the application with additional mitigation measures and the Environmental Health Officer was satisfied with these.

The Officer requested conditions regarding additional reports in relation to soil investigations studies.

Flood Risk Consultee: _

The officer raised no objections to the proposal.

Secure by Design Comments: _

A number of matters have been highlighted in relation to the refuse arrangements, undercroft will require CCTV cameras, issues raised with regards to the fire exit strategy, Library roof lights need to be LPS 1175 certified with laminated glass on the external side, landscaping plan of the external area in front of the building needs to maximise surveillance from the street both pedestrian and vehicles and a Lighting Strategy is important.

These are discussed within the remarks section.

Tree Officer: _

The Officer was satisfied with the removal and replacement of Trees T1, T2, T3 and T5. With regards to T4 False Acacia, more information was requested in relation to its removal. The Tree Officer was satisfied with this and recommended conditions which detailed below in the list of condition.

Community Involvement

The NPPF paragraph 40 encourages applicants to engage with the local community before submitting their applications, and Brent's Statement of Community Involvement (SCI) sets out the level of pre-application engagement recommended according to the size of the scheme.

A Statement of Community Involvement was submitted, detailing the activities carried out by the applicant. Meetings were arranged to discuss the scheme with the Local and Ward Councillors and members of Preston Community Library. A one-day public consultation event was held on 18th September 2018 between the hours of 3pm and 8pm. The event was published with a leaflet that was distributed to week commencing 10th September. A total of 375 leaflets were posted to local residents. The leaflet was also available at the Public Consultation, and feedback closed on Friday 5th October 2018.

The outcome of the public consultation were relatively negative but Preston Community were satisfied with the layout of the proposed library.

POLICY CONSIDERATIONS

Policy Considerations

National Planning Policy Framework 2019

London Plan 2016

- 3.3 - Increasing Housing Supply
- 3.4 - Optimising housing potential
- 3.5 – Quality and Design of Housing Development
- 3.6 - Children and young person's play and informal recreation facilities
- 5.2 - Minimising Carbon Dioxide emissions
- 5.12 - Flood Risk Management
- 5.13 - Sustainable Drainage
- 5.15 - Water Use and Supplies
- 6.3 - Assessing effects of development on transport capacity
- 6.9 - Cycling

6.10 - Walking
7.2 - An inclusive environment

Brent's Core Strategy 2010

CP1: Spatial Development Strategy
CP2: Population and Housing Growth
CP19: Brent Strategic Climate Change Mitigation and Adaptation Measures
CP21: A Balanced Housing Stock
CP23: Protection of existing and provision of new Community and Cultural Facilities

Brent's Development Management Policies 2016

DMP 1: Development Management General Policy
DMP 9 B: On Site Water Management and Surface Water Attenuation
DMP 11: Forming an Access on to a Road
DMP 13: Movement of Goods and Materials
DMP 15: Affordable Housing
DMP 18: Dwelling Size and Residential Outbuildings
DMP 19: Residential Amenity Space

Supplementary Planning Guidance 1 - Brent Design Guide

Brent Waste Planning Guide 2013

All of these documents are adopted and therefore carry significant weight in the assessment of any planning application. In addition, the Draft New London Plan is currently undergoing an Examination in Public and carries substantial weight as an emerging document that will supersede the London Plan 2016 once adopted. Brent's Local Plan Consultation Draft 2017 ('Shaping Brent's Future Together') has recently been subject to public consultation and also carries some weight in determining this application.

DETAILED CONSIDERATIONS

Principle

Replacement Library Residential Use:

1. The site currently comprises of a single storey building that is currently utilised as a community library. It has a floor area of 250sqm. The building was constructed in the 1960s and was purpose built for use as a library. The library was closed in 2011 by the Council and was subsequently used as a temporary school in order to provide sufficient primary school places while the authority developed permanent arrangements.
2. During the period of September 2012 and April 2015, and September 2015 and April 2016 the building was used by Preston Park Primary School and Wembley High Technology College (respectively), to provide 60 reception places, in advance of the permanent expansion of the main school buildings being completed. It should be noted that as both education and library uses fall within use class D1 use, planning permission was not required to use the building for education purposes.
3. The building has more recently been used by Preston Community Library, with a short term

license agreed by the Council. The library is open four days a week (Monday, Wednesday, Friday and Saturday), and has up to 5 volunteers who help support the running of the community library depending on the number of activities that are taking place on any given day.

4. The proposal would result in the demolition of the existing library and the redevelopment of the site to include a new library with the introduction of 12 new residential units. It is considered that the existing building does not have any specific architectural merit and does not have any formal, statutory or local heritage designation that would merit its retention, and as such the Local Planning Authority raises no in principle objection to its demolition.

5. Policy CP23 of the Brent Core Strategy seeks to protect community uses within the Borough. It is recognised that opportunities for new community facilities are generally limited as they are unable to compete financially, on equal terms, with the higher land value uses such as commercial, residential or mixed use developments.

6. The proposed development would result in the provision of a new, fit for purpose community use in the form of a new library building, designed and constructed to contemporary standards. The new library would be situated at ground floor level measuring approximately 206sqm. Whilst it is acknowledged that there would be a net loss in floorspace for the proposed library (by 44sqm) over the existing arrangement, consideration needs to be given to the layout and usability of the proposed space. It is considered that the proposed development would provide an improved and enhanced library and community facility in terms of quality via flexible and adaptable D1 space, which will better meet the needs of the library users. The proposed layout has been designed taking into consideration Preston Community Library's long-term service delivery needs and spatial requirements, along with having contemporary services and facilities. A series of design workshops in collaboration with Preston Community Library were conducted ensuring the layout is suitable and meets their needs. It is considered that the existing library building is of a low quality, and the design and layout of the building does not adequately deliver floorspace of a high enough quality to deliver a successful contemporary library.

7. The new design approach would provide a space that would be better designed, more efficient and more engaging for library users and it is considered that the small decrease in floorspace over the existing library building is considered acceptable in this instance. Furthermore the re-provision of a modern building with the facilities purpose designed to meet both adopted policy requirements, and floorspace suitable for the local community to use the flexible room for a variety group based activities with scope host activities and events in a more effective and flexible way. Overall it is considered that the new library would provide a new, high quality modern library for the local community.

Library breakdown:

Existing Library	Proposed Library
4000 books	6000 books
IT Space, Main Library and Cinema Area = 103sqm	Main Library, Adaptable Space, Quiet Zone, Adaptable Space = 84sqm
Flexible Space = 51sqm	Flexible Space = 72sqm

Office Space, Kitchen + Welfare = 29sqm	Office Space, Kitchen + Welfare = 17sqm

8. The new library would be able to hold more people given the ability to adapt these spaces in line with requirements. As a result of this space flexibility/adaptability, the library could also accommodate more events being undertaken at the same time. The proposed library would also be mechanically ventilated for its users, and would be a more comfortable environment.
9. The existing library is a designated Asset of Community Value (“ACV”), a designation that recognises the importance of the use to the community and its wellbeing. It is important to note that the designation does not mean that the site cannot be redeveloped but that the local community is given a six-month period to make a bid for the asset should it be sold. Policy CP23 has the overriding aim of protecting existing communities. Although the development proposal does involve the loss of the existing library building, and objections to this are noted, it is proposed to re-provide a library on the ground floor. Designation does not prohibit any potential redevelopment of the site but instead requires an owner wishing to sell the ACV to give the community six months to raise funds and make an offer - a community right to bid. The application site is not being sold and the re-provision of the library (with the benefit of a more flexible community space) would therefore accord with the aforementioned policies.

Introduction of Residential Uses on the Site

10. London Plan Policy 3.3, in seeking to increase the supply of housing in London, sets borough housing targets, and in Table 3.1 puts the minimum annual monitoring target for the London Borough of Brent at 1,525 additional homes per year between 2015 and 2025. Policy H1 (Increasing housing supply) states that Brent must deliver 2,915 homes per year between 2019/20 to 2028/29.
11. In order to deliver sufficient homes, boroughs are expected to optimise the potential for housing delivery on all suitable and available brownfield sites, particularly where sites have a PTAL of 3 or higher or are located within 800 metres of a station. The application site is previously developed land and is situated in an area with good access to local public transport services (PTAL 3). It is also located in close proximity to Preston Road Town Centre. As such given the site’s location to public transport and local services the principle of incorporating higher density residential uses at the site is acceptable.

Housing Mix and Affordable Housing

12. CP2 of the Core Strategy outlines that 50% of new homes should be affordable at least 25% should be family sized dwellings. The proposal would result in four x three bedroom properties which is considered to be satisfactory and complies with the above policy.
13. Policy CP2 of Brent's Core Strategy sets a strategic target that 50% of new homes to be delivered in the borough are affordable. Development Management Policy DMP 15 reinforces the 50% target set by policy CP2 and the need to seek the maximum reasonable amount of affordable housing.
14. The proposal would provide 100% affordable housing, with all 12 units as affordable rent, specific to the Council’s needs. The affordable housing offer does not include intermediate housing, however officers do appreciate that the housing mix is Council led and responds to the specific needs of the Council’s tenants. Whilst no intermediate affordable housing is provided, officers consider that the 100% provision of affordable housing more than meets the requirements of policy DMP15 and no scrutiny of scheme viability is justified in supporting the

proposal.

15. Policy CP21 seeks to provide 25% of units within schemes of 10 or more units as three bedroom units. Four of the units will be three bedroom units, accounting for 33%, and thus complying with CP21.

Design, Character and Impact on Street Scene

16. The NPPF emphasises that good design involves responding to local character and history and reflecting the identity of local surroundings and materials, while not discouraging appropriate innovation, and Policy DMP1 requires the scale, type and design of development to complement the locality.

Height, Bulk and Mass

17. The proposed height (varying from two to four storeys) is considered to be acceptable and the stepped design approach along the western segment of the development would respect the traditional two storey built form further west of the application site. The fourth storey would also be set back to an appropriate level which would break up the overall bulk and mass of the development. It is considered that the proposal would result in a building that would act as suitable transition between the larger built form along Preston Road and the traditional two storey dwellings along Carlton Avenue East.

18. It is considered that the introduction of balconies with the stepped design and set back elements would further break up the bulk and mass of the building, while also providing private outdoor amenity space for residents. It is considered that the proposed building would also respect the established building line to the west of the site and would be set back from the highway by a satisfactory distance. The properties within the area contain varied rear building lines and therefore it is considered that the depth of the development would not appear out of character. The use of contrasting materials would also break up the visual appearance of the building. This design approach would provide a clear distinction and definition between the library element and residential uses.

19. The new building would be constructed using contextual and traditional materials. The material pallet has been inspired by the existing red brick library building and the surrounding buildings. The material palette proposed consists of warm red stock brick, metal cladding façade panels, metal windows and glazed terraces. It is recommended that a condition (Condition 19) is secured to provide samples of external materials as part of any forthcoming consent.

Layout

20. The proposal would include entrances to the residential units and the library to the front which would be welcoming for users. The entrances would be differentiated due to the façade treatment and contrasting materials. In addition to this an access ramp would be provided to the front elevation to provide disabled access, and access for those with mobility impairments. It is considered that the entrances would provide a clear and distinct entry point to the community and residential uses and would provide access for all users.
21. The gated access to the bin storage area would ensure that both storage areas are as secure as possible. The gates, both for the pedestrians and the vehicles, would be managed by the

users of the building: operated via a fob from the resident's vehicle to open and close or by the library staff using the manual or fob controls. The flank glazing along the eastern flank elevation of the ground floor would contain fenestration which would provide natural surveillance to users of the car park area.

22. In response to feedback provided by the Secure by Design Officer, it is recommended that conditions are secured for details of CCTV within the undercroft area, an external lighting strategy for the site, and a defensive planting strip provided in front of the ground floor residential unit facing onto the car park area.

Impact on Existing Residential Amenities

Outlook and Overbearing Appearance

23. The Councils SPD1 outlines that the building envelope should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from height of two metres above floor level. Furthermore where a proposed development adjoins private amenity / garden areas then the height of new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of two metres. This is to ensure that a development does not appear overbearing from neighbouring rear habitable room windows and gardens.

24. The closest residential properties are "The Corner House" and "Henrietta" located on Longfield Avenue. Section plans have been provided that demonstrate that the proposed building will not infringe the 30 degree line taken from the rear windows of these properties.

25. The proposal does not infringe on 45 degree line from the edge of the western flank elevation of garage directly west of the application site adjacent to "The Corner House" but slightly infringes on 45 degree line from the edge of the rear garden of "Henrietta" (by approximately 1m and 1.5m). However, this slight infringement is not considered a justified reason for refusal given the substantial separation distance between this neighbouring property and the proposed development.

26. Whilst the application site does not directly adjoin the rear garden of No. 2 Longfield Avenue (separated by a passageway), the section plans demonstrate that the building would comply with the 45 degree angle measured from the side boundary of this neighbouring property.

Privacy

27. To maintain acceptable levels of privacy to adjoining occupiers, a minimum distance of 9m should be maintained from habitable room windows to the boundary with adjoining rear gardens, and a distance of 18m between directly facing habitable room windows. The first floor element would result in a separation by approximately 20m.

28. It is not considered that the proposed development would have an undue impact in relation to overlooking or the loss of privacy. The proposed balconies would not directly overlook any residential properties, and would be of a sufficient distance from the nearest residential use not to cause undue impact on neighbour amenity.

Daylight and Sunlight

29. The Daylight and Sunlight Report submitted with the application has demonstrated that all

existing residential units (including “Corner House”, “Henrietta”, Nos. 2 to 8 Longfield Avenue, 131 – 137 Carlton Avenue East and flats above commercial units on Preston Road) will maintain levels of daylight and sunlight in line with BRE guidelines. As such, the proposal is not considered to have an adverse impact on levels of daylight and sunlight to these properties.

30. It is noted that the western flank elevation of the building would contain side windows however the majority see email some serve bedroom windows towards the north western portion of the site of these windows would serve corridors and as such it is considered that no increase in overlooking would occur given that these spaces will not be permanently occupied by residents. It is noted that the units located along the north western portion of this elevation would be primarily directed towards the substation site and therefore would not result in any harmful overlooking. The balconies located towards the north western portion of the site would be directed towards the rear portion of the rear garden of the neighbour directly north of the site. The wrap around balcony element at the third floor would be situated a considerable distance (approximately 30m) from the neighbouring properties to the west and as such no harmful overlooking would occur.
31. Officers have recommended a condition (Condition 27) requesting that screening is provided to prevent any potential overlooking linked to the proposed terrace amenity area. Overall it is considered that the development would allow for sufficient separation distances between neighbouring properties and would not appear overbearing or result in a substantial loss of light to properties within close proximity of the application site.

Standard of Accommodation

Residential Living Standards:

32. DMP18 outlines that the size of dwellings should be consistent with London Plan Policy 3.5 Table 3.3 Minimum Space Standards for New Dwellings. The Mayor's Housing SPG also requires 90% of units to meet Building Regulations M4(2) 'accessible and adaptable homes' standards and 10% to meet M4(3) 'wheelchair accessible homes' standards.
33. The proposed units would meet required floorspace standard requirements. It is noted that a high proportion of the proposed residential units would indeed exceed the minimum floorspace requirements. Based on the layout of the units and the stacking proposed it is considered that the proposed flats would have sufficient outlook and access to both daylight and sunlight. The majority of homes would be dual aspect, with 4 of the 12 units being single aspect units. The single aspect units would face in a southerly direction and are smaller units (one bedroom units only), with large opening windows and terraces. It is considered that the single aspect units would receive good levels of outlook, along with an acceptable level of natural ventilation.
34. The Energy Statement submitted with the application outlines that dynamic overheating modelling was undertaken in line with the guidance and data sets in CIBSE TM59 and TM49 respectively. Methods to mitigate overheating, including natural ventilation, solar control and standard extract ventilation were tested, leading to all bedrooms and most living/kitchen rooms passing. Overall on this occasion the south facing single aspect units are considered acceptable.
35. The Sunlight and Daylight assessment outlines that the majority of windows tested are shown to have VSC values greater than the 27% guidance threshold for good daylight. It is noted the windows located within inset balconies would not meet the required standards however this relationship is considered acceptable as the balconies provide the benefit of private external amenity space to any occupants of the flats, and without the balconies the windows would easily meet the BRE guidance. There are some windows which do not meet the BR 209 recommendations for sunlight but these windows serve rooms which benefit from an

additional window which does meet the recommendations.

36. The Mayor's Housing SPG advises that no more than eight units per floor should be accessed from a single core, to prevent an impersonal and unneighbourly character from developing. The proposed development complies with this and the general layout is considered satisfactory for future residents.

Accessible and Adaptable Units

37. The proposed residential units would accord with Building Regulations requirement M4(2) for 'Accessible and adaptable dwellings', and 10% would meet M4(3), to be wheelchair accessible, or easily adaptable. The agent has outlined that unit 1.0 will be an easily adaptable unit. A condition is recommended ensuring that this is adhered to.

Amenity Space

38. DMP19 outlines that all new dwellings will be required 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). Each unit would have access to private amenity space via balconies and the 3 bedroom unit on the ground floor would have access to a private garden area measuring to approximately 90sqm useable space. A roof terrace area would also be added to the second floor along the western portion of the new build and this area would measure to approximately 85 sqm. The proposal would result in an amenity space provision of approximately 24sqm per unit, exceeding the guidance set out in DMP19. The proposed balconies would comply with the London Plan requirements and therefore would appropriate private amenity space for the upper floor flats.

39. It is noted that the proposal would not provide any playspace equipment on site. However, all residents have access to the communal roof garden and there is the opportunity to provide some informal play for under 5's within this area. Such details are recommended to be conditioned to any forthcoming consent (Condition 28).

40. In terms of playspace for older children, the development is situated within close proximity to Preston Park. The park has a number of facilities including playground, outdoor gym, tennis courts and cricket pitch. This is considered to be acceptable for older children.

Transport Considerations

41. Carton Avenue East has traffic calming measures, including a speed table along the front of the site. It is designated as a local residential access road, but also serves one bus route.
42. Carlton Avenue East does not generally have parking restrictions, but it is within the Wembley Stadium event day zone, whereby parking is restricted to residents' permit holders only on event days. There is a marked parking bay with four spaces along the site frontage. It is not noted as being a heavily parked street at night, although this part of the street is likely to experience some parking pressure during the day due to its proximity to the Preston Road neighbourhood centre and Preston Road station. The site has a PTAL rating of 3.

Car Parking

43. The existing library falls under use class D1 and under the parking standards set out at Appendix 1 of the Council's adopted DMP, the maximum car parking allowable is 1 space per 10 visitors/staff at any one time. It is not likely to result in a significant allowance of car parking. The library currently has 5 marked bays to the rear and there is limited evidence that these are

currently much used for parking.

44. The maximum car parking allowances for residential units are 1 space per 1-1/2-bed flats and 1.5 spaces for 3-bed units. However, it should be noted that as the proposal is for affordable rented housing. It is generally assumed that affordable housing generates parking demand at only 50% of the maximum parking allowance, which would suggest that seven cars would be owned by residents of these 12 proposed flats.
45. The submitted plans indicate that 6 car parking spaces would be provided. This is within maximum standards. Consideration nevertheless needs to be given to potential impact from overspill parking. It is considered that the proposed provision of 6 spaces within the site for the 12 flats, plus up to four spaces on-street along the street frontage, would be sufficient to meet likely demand.
46. Overnight parking surveys indicate that Carlton Avenue East is not a heavily parked street, with the car parking occupancy at night observed at 35% of the available space for the street as a whole, falling to just 11% in the vicinity of this proposed development (i.e. only one car was observed parked in the 9 available bays along the length of street between Preston Road and Longfield Avenue fronting the library at the time of the survey).
47. It is not therefore considered that the development would be likely to create any significant parking problems on-street in the vicinity of the site.

Access Arrangements

48. The proposed access to the car parking area would be relocated from the east of the site to the west of the site and would entail an undercroft passage through the building to the car parking area at the rear. The width of the access would allow cars to pass one another and suitable headroom is shown for cars and small delivery vehicles to access the parking area.
49. The submitted Transport Assessment includes tracking diagrams demonstrating how vehicles can access the parking spaces. The adjoining pedestrian access to the proposed secondary entrance to the flats is proposed to be at the same level as the driveway, but demarcated with contrasting materials to highlight its use by pedestrians, which is acceptable.
50. The new access arrangements will require a new crossover towards the western end of the site. This will slightly overlap with the speed table on Carlton Avenue East, so minor accommodation works to the table or adjustments to the design of the crossover such as reducing the radii may be required to ensure they do not compromise one another.
51. The existing crossover will become redundant as a result of these works and will need to be reinstated to footway and verge at the developer's expense. In addition, the parking bay fronting the site will need to be reduced in length to accommodate the new access. All crossover and parking bay works would need to be undertaken prior to occupation of the development.
52. The above highway works are recommended to be secured as a condition to any forthcoming consent.

Cycle Parking

53. The residential cycle parking would also be accessed through the vehicular access, within a covered and secure store. The store has provision of 24 bicycles (through double stacked arrangement), which exceeds the minimum requirement for 18 spaces associated with 12 flats.
54. Two 'Sheffield' stands providing space for 4 cycles would be provided for visitors to the Library and this is considered to be an acceptable provision. These are shown on the footway of

Carlton Avenue East though and should be repositioned within the site boundary. Such details are recommended to be conditioned to any forthcoming consent.

Refuse Facilities

55. Brent's Waste Guidance Document requires a scheme of this size to provide 1,320l for residual waste, 1,320l for dry recycling and 276l for food waste for the residential units. The bin store is located next to the car park and has sufficient capacity to accommodate the required number of bins. The bin store is also located within 30m from the flat entrances and would comply with the waste guidance. Whilst the bin store marginally exceeds 10m carrying distance for 1100l bins, the scheme has been reviewed by the waste officer who has confirmed that it will be situated within suitable distance from Carlton Avenue East kerbside where refuse vehicles can stop, so would be acceptable. Amendments were provided during the course of the application demonstrating separate areas provided for the residential and library refuse. The lock will be provided for the bins allocated for the library to prevent residents using these bins.

Servicing Arrangements

56. The proposed vehicle access to the car parking area at 4.8m width, would allow for a vehicle servicing the flats (perhaps making a home delivery of groceries) to temporarily park and still allow cars to pass. The DfT in 2009 in a report on internet shopping assessed that this would result in trip rate level of 0.075. A trip rate of 0.1 per residential unit for service vehicles would result in 1.2 vehicles per day and it is considered the site could comfortably cope with this demand.

Trip Generation and Accident Records

57. Based on surveys of other residential and library developments, the residential flats and library are estimated to together generate a total of 7 two-way vehicle movements in the AM peak and 11 two-way vehicle movements in the PM peak, which is not considered to be significant enough to have any noticeable impact on the local road network. Overall the estimates of the predicted vehicle trip generation are considered to be robust.

58. The Transport Assessment includes traffic collision and personal injury data. No collisions have been identified on the 300m stretch of Carlton Avenue East between Preston Road and College Road during the latest 5 year period available, although Preston Road has experienced a number of personal injury collisions during this period. It is not considered that the proposals would have a detrimental impact on the safety of the adjoining highway network.

Arrangements During Construction Works

59. A draft Construction Logistics Plan has been submitted and reviewed by highways officers. Officers have raised concerns to the proposed site set up plan which would result in the erection of hoardings extending onto the highway including the positioning of portacabins on carriageway. The proposed arrangement would have a highway safety impact, would have an impact on the operation of the highway by reducing the width of the road to an extent which would require more traffic management than they are proposing and potentially restrictive vehicle access to residential properties on the south side of Carlton Avenue East. In light of these concerns, a fully revised Construction Method Statement/Logistics Plan is recommended to be conditioned to any forthcoming consent (Condition 14). It would be conditioned to be pre-commencement to prevent any works taking place (including demolition of existing building) until the revised arrangements are agreed by Transport officers.

Tree Considerations

60. The Tree Officer was consulted during the course of the application and raised no concerns

with the removal of and replacement of Trees T1, T2, T3 and T5. Replacements for T1, T2 and T3 are recommended to be native species offering a range of attributes and seasonal interest such as attractive flower, bark and foliage. With regards to T4 False Acacia additional information was requested with regards to the crown spreads. The officer outlined that it would be beneficial for the ground immediately north of the retaining wall to be surveyed for roots.

61. Protection for the remaining street Lime (T6) is acceptable although more comprehensive specification would be secured by condition including the hand dig spec to remove paving and replacing this with grass. The Tree Officer requested additional details of the works in relation to T4.

Environmental Health Considerations

Noise

62. A noise report has been provided with the application and reviewed by officers in Environmental Health. The Environmental Health Officer was satisfied with the information provided, and mitigation measures for the proposed residential uses are sufficient.

Air Quality

63. London Plan Policy 7.14 requires development to make provision to address local air quality problems particularly within Air Quality Management Areas, to promote sustainable design and construction, to be at least 'air quality neutral'. The air quality assessment has been reviewed by Environmental Health and considered to be acceptable. It highlights that the scheme will be air quality neutral.

Construction Noise and Dust

64. Environmental Health have requested that a condition is secured for details of a Construction Method Statement (CMS) to include details of measures to control dust, noise and other environmental impacts of the development. The CMS shall include details of a dust monitoring plan, to be implemented during construction and demolition works.

Contaminated Land

65. The Environmental Health Officer reviewed the submitted desk top contaminated land assessment. The conclusion of this report is that a Phase 2 assessment is required and the conditions are recommended for additional studies to be provided once the existing building on site has been demolished.

Energy and Sustainability

66. Major residential developments are expected to achieve zero carbon standards in accordance with London Plan Policy 5.2, which requires an Energy Assessment setting out how these standards are to be achieved. Specifically, a 35% reduction in carbon emissions compared to the 2013 Building Regulations baseline should be achieved on site and any shortfall in achieving zero carbon emissions would need to be compensated for by a financial contribution to the Council's Carbon Offsetting Fund, based on the notional price per tonne of carbon of £60, payable over 30 years. The corresponding target for non-residential floorspace is a 35% reduction including off-site financial contributions.

67. The design adopted passive design measures to reduce energy demand. This includes

using high performance building fabric with low U-values and low design air permeability, and natural ventilation for the residential elements. Energy efficient mechanical and electrical services have been designed into the scheme including low energy light fittings, high efficiency heating and ventilation systems with low specific fan power. The proposed passive design and energy efficiency measures would reduce the emissions by approximately 1.3% reduction using SAP 2012 carbon factors.

68. All available renewable energy technologies were also considered. Photovoltaic (PV) modules were found to be the most feasible technologies. It is proposed that 17.9 KWP of PV will provide a further 34% reduction in carbon dioxide emissions, leading to a total carbon emissions reduction of 7.59 tonnes of CO₂ savings which is equivalent to a 35.3% reduction in carbon dioxide across the whole development. This includes a 4.65 tonnes of carbon dioxide savings equivalent to a 35.4% carbon emissions for the residential elements, and a 2.9 tonnes of carbon dioxide savings for the library equivalent to a 35.2% carbon emissions reduction. The shortfall in zero carbon for the residential units will be offset through the Council's carbon offsetting fund. For the non-domestic element (the communal library), no cash in-lieu contribution is required.
69. The Energy Strategy Report demonstrates that active cooling was tested on the Library which allows it to pass the TM52 overheating criteria, hence allowing comfortable conditions in extreme hot summer weather. Therefore the ventilation arrangements for the library would be acceptable for a potential library users.

Ecological Considerations

70. A bat survey was submitted with the application and it was noted that the was well sealed throughout with no potential entry points for roost features. Therefore the building does not have the capacity to support bat roost. Therefore no further survey work will be required prior to any works. The assessment concluded suggesting that tubes should be fitted in suitable locations to enhance the roosting habitats available to bats. The assessment demonstrated that the site is predominantly covered by hardstanding and the onsite habitats are not rare or irreplaceable and provide limited value for ecology. The report concluded that a preliminary bat roost assessment.

Flood and Drainage

71. Whilst the site is located within Flood Zone 1 area with a low risk of flooding (as defined by the Environment Agency), it is within land that is liable to surface water flooding. In response, resilience flood measures are outlined within the report and will be adopted as part of the scheme. The document has been reviewed by Brent's Local Lead Flood Authority who notes that the proposal includes permeable paving and a storage tanks within the site to regulate surface water discharge from the site. The proposed surface water discharge will be restricted to 2 litres per second and this will reduce the flow into the existing surface water sewer network and will drastically reduce the existing flood risk of the site. The details of the report shall be secured by condition.

Thames Water

72. Thames Water raised no objections to the proposed development. It was requested by Thames Water to include a condition requesting a piling method statement and additional informatives.

Fire Safety

73. Fire Safety is formally considered at Building Regulation stage. The however the applicants have clarified a fire safety strategy within their planning submission. The main entrance to the library area from Carlton Avenue is the primary means of escape and a secondary means of escape is also provided from the northeast elevation. These exits are fully autonomous from the residential unit's escape route.

Density

74. London Plan Policy 3.4 requires development to optimise housing output for different locations taking into account local context and character, design principles set out in London Plan Chapter 7 and public transport capacity. Draft London Plan Policy D6 seeks a design-led approach to density, based on an assessment against the housing standards within Policy D4 and the long-term management proposals for higher density developments. The application site has PTAL of 3 and the proposed density of 330 habitable rooms per hectare occupying the site is considered acceptable for this site.

Equalities

75. 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).

Summary

76. Following the above discussion, and weighing up all aspects of the proposal, officers consider that the proposal should be approved subject to conditions.

CIL DETAILS

***** Check figure with CIL Team tomorrow, include existing 250sqm in calculation or not? Proposed resi floorspace = 1026sqm *****

This application is liable to pay **£299,879.50** * 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): 250 sq. m.

Total amount of floorspace on completion (G): 1232 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
(Brent) Dwelling houses	1026		817.8	£200.00	£0.00	£240,959.50	£0.00
(Brent) Non-residential institutions	206		164.2	£0.00	£0.00	£0.00	£0.00
(Mayoral)	1026		817.8	£0.00	£60.00	£0.00	£49,068.12

Dwelling houses							
(Mayoral) Non-residential institutions	206		164.2	£0.00	£60.00	£0.00	£9,851.88

BCIS figure for year in which the charging schedule took effect (Ic)	224	330
BCIS figure for year in which the planning permission was granted (Ip)	330	
TOTAL CHARGEABLE AMOUNT	£240,959.50	£58,920.00

*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: 19/1305

To: Meyer
GL Hearn
Vantage Point
Hardman Street
Spinningfields
Spinningfields
M3 3HF

I refer to your application dated **04/04/2019** proposing the following:

Redevelopment of preston library including erection of a part 2 to part 4 storey building comprising a library on ground floor and 12 self-contained flats (6 x 1 bed, 2 x 2 bed and 4 x 3 bed), provision for private amenity space, parking, cycle and refuse storage, new access and associated landscaping

and accompanied by plans or documents listed here:
See C2

at **Preston Library, Carlton Avenue East, Wembley, HA9 8PL**

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: 12/08/2019

Signature:

Gerry Ansell
Interim 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:-

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

- National Planning Policy Framework 2018
- The London Plan 2016
- Brent's Core Strategy 2010
- Brent's Development Management Policies 2016
- Brent's Supplementary planning Document 1: Design Guide for New Development 2018

- 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):

Approved Plans:

A10005454-01

A10005454-05

B1 02 2200 Rev. 01*

B1 02 2201

B1 02 2202

B1 02 2203

B1 02 2204

B1 04 2200

B1 04 2201

B1 04 2202

B1 04 2203

B1 05 2200

MP 00 1200

MP 00 0200 Rev. 01

MP 00 0002

PPW 02 (Tree Survey Drawing)

PPW 03 (Tree Survey Drawing)

PPW 04 (Tree Survey Drawing)

Approved Documents: _

Sustainable Checklist

Statement of Community Involvement

Ecological Appraisal prepared by Weddle Landscape Design

Bat Assessment prepared by Weddle Landscape Design

Noise Report conducted by Stroma

Transport Assessment prepared by Local Transport Projects

Utilities Assessment Report prepared by Pinnacle ESP

Planning Statement prepared by GL Hearn

Energy Assessment prepared by Pinnacle ESP

Flood Risk Assessment conducted by PEP Civil & Structures Ltd

Fire Safety Report prepared by Kier

Design and Access Statement prepared by 5plus Architects

Construction Method Statement prepared by Kier

BREEAM Pre-Assessment Report prepared by Stroma

Air Quality Assessment prepared by HRS Services Ltd

Aboricultural Impact Assessment and Aboricultural Method Statement

Geo-Environmental Risk Assessment prepared by Delta Simons

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

- 3 The development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (at rents up to 80% of the market rents and capped at Local Housing Allowance rates, inclusive of service charge, intended for households who cannot afford housing at market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 4 The proposed D1 library use shall occupy the ground floor as per the approved ground floor plan and shall only be used for community events and community activities and for no other purposes within Class D1 of the schedule to the Use Classes Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that the use remains appropriate for the site location and to ensure that the standards applied to the consideration of the approved.

- 5 The approved parking spaces, cycle storage facilities and bin storage facilities shall be installed and made available for use prior to first occupation of the development hereby approved and thereafter retained and maintained for the life of the development and not used other than for purposes ancillary to the occupation of the development hereby approved.

Reason: To encourage sustainable forms of transportation in the interest of highway flow and safety.

- 6 The buildings shall be designed so that mains water consumption does 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.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 7 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 within the site to accommodate additional bin or cycle storage.

- 8 Units 1.0 shall be constructed/easily adaptable 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 4.5.

- 9 No development shall be carried out until the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

Pre-commencement reason: The considerate constructors scheme is designed to govern practices during the construction and therefore needs to be arranged prior to

the construction works being carried out.

- 10 The development hereby approved shall be carried out in full accordance with the details submitted within the Flood Risk Assessment prepared by PEP Civil and Structures Ltd dated February 2018 and shall be adhered prior to occupation of the development.

Reason: To ensure the safe development and secure occupancy of the site proposed for residential use.

- 11 All recommendations and enhancement measures contained within the submitted Preliminary Ecological Assessment conducted by Weddle Landscape Design and dated March 2019 shall be adhered to throughout the construction of development.

Reason: To protect and enhance local ecosystems that would otherwise be unduly impacted by the development.

- 12 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality in accordance with Brent Policy EP3 and London Plan policies 5.3 and 7.14.

- 13 Any plant shall be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises. The noise level from any plant shall be 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises. The method of assessment should be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' An assessment of the expected noise levels and any mitigation measures necessary to achieve the required noise levels shall be submitted to and approved in writing by the Local Planning Authority prior to installation of such plant. All plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To safeguard the amenity of the neighbours.

- 14 The opening hours for the use hereby approved shall be between 9:00 – 23:00 from Mondays to Sundays.

Reason: In the interest of the amenities of adjoining and nearby residential occupiers.

- 15 Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision, and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 16 (a) No development shall commence on site until a Training & Employment Plan has been submitted to and approved in writing by the Local Planning Authority which shall include but not be limited to the following:

- (i) the details of the Training & Employment Co-ordinator;
- (ii) a methodology for meeting the Training & Employment Targets and the Training & Employment Reporting Schedule;
- (iii) a commitment to offer an interview to any job applicant who is a resident in Brent provided that they meet the minimum criteria for the particular job.

(b) The development shall not be occupied until the Training & Employment Verification Report has been submitted to and approved in writing by the Council.

Reason: In the interest of providing local employment opportunities.

Pre-commencement reason: part (a) of the condition seeks to exercise control over training and employment of Brent residents throughout the construction phase of the development and therefore needs to be discharged prior to construction.

- 17 Prior to commencement of the development hereby approved, a construction logistics plan shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved construction logistics plan.

Reason: To ensure construction processes do not unduly prejudice the free and safe flow of local highways.

Pre-commencement reason: The condition seeks to exercise control over the construction phase of the development and therefore needs to be discharged prior to construction.

- 18 (a) The applicant shall enter into a Memorandum of Understanding with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as per the approved Energy Assessment or any future amended Energy Statement approved in writing by the Local Planning Authority.

(b) No later than two months after practical completion of the development an Energy Assessment Review shall be submitted to and approved in writing by the Local Planning Authority. This shall include a review of the energy assessment commissioned at the applicant's expense and prepared by an independent assessor to demonstrate as built construction is in accordance with the approved Energy Assessment.

The applicant shall enter into a Memorandum of Understanding with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as approved within the review of the Energy Assessment.

Reason: To ensure the development is in accordance with the principles of London Plan Policy 5.2.

- 19
- (a) Following the demolition of the buildings a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.
 - (b) Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site.

- 20
- No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

- 21
- Prior to commencement of works above ground level, details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority. 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.

- 22 Within three months of commencement of the development, the developer shall enter into an agreement with the Local Highways Authority to carry out the following works.

(i) Adjustments to the either the proposed crossover or existing speed table to ensure they don't compromise one another.

(ii) The construction of the new access and reinstatement of the redundant crossover to footway and verge, along with alterations to waiting restrictions along the site frontage, at the developer's expense prior to occupation of the development.

Reason: To ensure the development provides a safe and functional highway environment to connect the development with its surroundings.

- 23 Prior to the first occupation of the development hereby approved, a car park management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be adhered to in full.

Reason: To ensure an appropriate parking arrangement and system of parking management for the development.

- 24 Within six months of commencement of the development, details of external lighting and CCTV within the site (to include the undercroft area) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the lighting and CCTV fixtures, luminance levels within and adjoining the site. The lighting and CCTV shall not be installed other than in accordance with the approved details.

Reason: In the interests of safety and the amenities of the area.

- 25 Within six months of commencement of development, further details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

(a) Details of proposed soft landscaping including species, locations and numbers

(b) Details of the material treatment of the surfaces delineating the separation of pedestrian and vehicle movement areas within the proposed highways

(c) Details of hardsurfaced areas

(d) Details of external lighting

(e) Details of bat and bird boxes

(f) Details of boundary treatments within the site and along its boundaries

(g) Details of a management plan for a minimum of 5 year period

(h) Landscape buffer

The hard and soft landscaping shall be completed prior to first occupation of the development hereby approved (or other timescales to be agreed in writing by the Local Planning Authority). Any planting that is part of the approved scheme that within the lifetime of the development after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To preserve the amenities of nearby residents and to prevent privacy being compromised.

- 26 Prior to topping out at roof level, detailed drawings showing the photovoltaic panel arrays on the roofs of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panel arrays shall be installed in accordance with the approved drawings and made operational prior to occupation of the development hereby approved.

Reason: To ensure that the development minimises its carbon emissions, in accordance with London Plan policy 5.2.

- 27 Prior to first occupation of the development hereby approved details of a communal television aerial and satellite dish system linking to all residential units within the development, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. No further television aerial or satellite dishes shall be erected on the premises.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

- 28 Within six months of commencement of works, details of screening to the proposed terrace area and balconies shall be submitted to and approved in writing. The scheme shall thereafter be implemented in accordance with the approved details and retained throughout the lifetime of the development.

Reason: To protect the residential amenities of the nearby neighbours.

- 29 Prior to the first occupation of the residential units hereby approved details of an informal play area located at terrace area shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory levels of playspace is provided for future residents.

- 30 Prior to commencement details of the removal and replacement surfacing within the root protection of T4 and results of the supervision in proximity to the tree shall be submitted to approved in writing by the Local Planning Authority.

Reason: To ensure the protection of trees within the vicinity of the application site.

Pre-commencement reason: The condition seeks to exercise control over the

construction phase of the development and therefore needs to be discharged prior to construction.

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 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.
- 4 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. Such notification shall include photographs showing the condition of highway along the site boundaries.
- 5 Thames Water advise the applicant of the following: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 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.

- 7 The Council recommends that the maximum standards for fire safety are achieved within the development.

- 8 The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof of soil quality.

Any person wishing to inspect the above papers should contact Denis Toomey, Planning and Regeneration,
Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1620