

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

14 October, 2020
06
20/1464

SITE INFORMATION

RECEIVED	18 May, 2020
WARD	Brondesbury Park
PLANNING AREA	
LOCATION	13 The Avenue, London, NW6 7NR
PROPOSAL	<p>Variation of condition 2, development built in accordance with approved plans to allow:</p> <p>(1) Amendments to the front façade to enable its alignment with the consented balconies; (2) Minor alterations to the internal layout of the building as a result of the proposed façade amendments; (3) Other minor associated changes;</p> <p>of Full Planning Permission reference 19/3056 dated 20 March, 2020, for Demolition of existing dwellinghouse and erection of a part-3 and part-4 storey development comprising 9 residential units with roof terraces, enlargement of vehicular access on Brondesbury Park and creation of vehicular access on The Avenue, provision of car and cycle parking, refuse storage, landscaping and subdivision of garden space.</p>
PLAN NO'S	See condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_149994</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 "20/1464" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

Resolve to **grant** planning permission subject to conditions.

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

Conditions

1. Time Limit
2. Approved Plan
3. Samples of materials
4. Implementation of bin and cycle storage
5. Revocation of C3 to C4 permitted development rights
6. Landscaping scheme
7. Adherence to tree report
8. Tree supervision schedule
9. Construction management statement
10. Sustainable urban drainage systems
11. Grampian condition to ensure highway/footpath works
12. Removal of permitted development rights for the houses

Informatives

1. CIL Liable
2. Party Wall
3. Building Near Boundary
4. London Living Wage
5. Fire Safety
6. Thames Water Notification
7. Thames Water: Water Pressure
8. Tree inspection
9. Highways works

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

SITE MAP

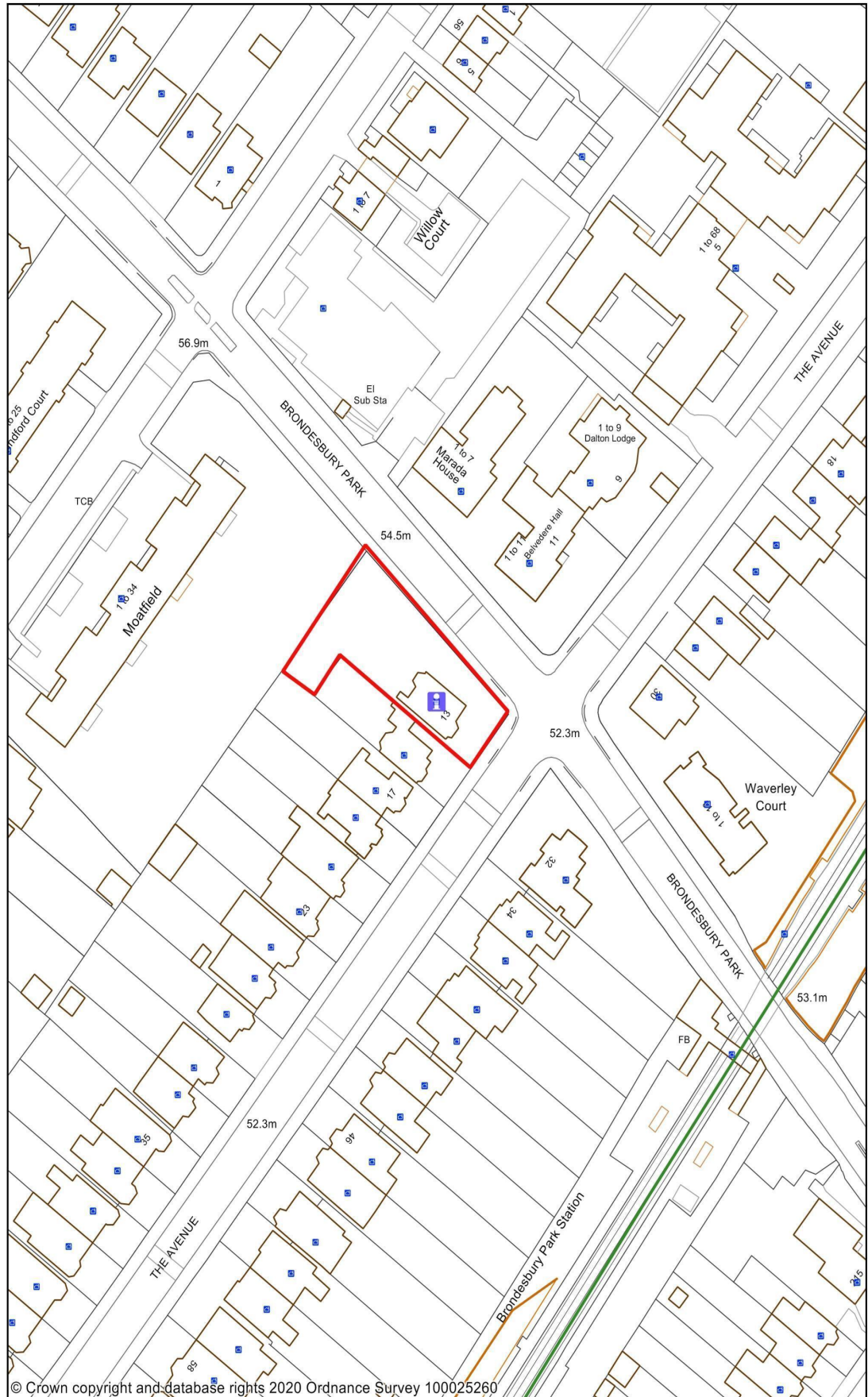


Brent

Planning Committee Map

Site address: 13 The Avenue, London, NW6 7NR

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1:1250

0 20 40 metres



This map is indicative only.

PROPOSAL IN DETAIL

Variation of condition 2, development built in accordance with approved plans to allow:

- (1) Amendments to the front façade to enable its alignment with the consented balconies;
- (2) Minor alterations to the internal layout of the building as a result of the proposed façade amendments;
- (3) Other minor associated changes;

of Full Planning Permission reference 19/3056 dated 20 March, 2020, for Demolition of existing dwellinghouse and erection of a part-3 and part-4 storey development comprising 9 residential units with roof terraces, enlargement of vehicular access on Brondesbury Park and creation of vehicular access on The Avenue, provision of car and cycle parking, refuse storage, landscaping and subdivision of garden space.

EXISTING

The subject site is located on a corner plot at the junction of Brondesbury Road and the Avenue. It is currently occupied by a single detached dwelling and occupies an L shaped plot with the land wrapping around the rear of number 15 the Avenue. Land rises to front to the rear of the site. The surrounding area is predominantly residential, comprising large detached and semi detached dwellings on the Avenue and flatted blocks fronting Brondesbury Road. The site is not located within a conservation area and is not a listed building.

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:** 10 objections have been received. Officers have assessed the comments and the planning merits of the proposal and consider that the proposal is acceptable.
2. **Provision of new homes:** Great weight is given to the delivery of 9 new units, of which three would be family sized, which would make a contribution towards borough housing targets and would help to meet the specific needs of the borough.
3. **Design, layout and height:** The proposal makes effective use of the existing site. It utilises good architecture with detailing and materials in order to maximise the sites potential whilst regulating its height to respect surrounding development in the areas context.
4. **Quality of the resulting residential accommodation:** The residential accommodation proposed is of a good quality. The residential units would have good outlook and light. The amount of external private/communal space is acceptable and has been maximised through the use of different means.
5. **Neighbouring amenity:** The development would have an acceptable impact on neighbouring properties and whilst would not fully comply with the guidance in SPD 1, when all neighbouring properties are considered, the resulting impact would be acceptable in this instance.
6. **Highways and transportation:** The proposed amendments to the proposals do not affect the number of flats or the numbers of bedrooms within the flats, whilst the car and cycle parking, refuse storage and access arrangements also remain as originally approved.
7. **Trees, landscaping and public realm:** One Category B tree is indicated to be affected by the proposal. . Appropriate mitigation measures to protect this tree during construction have been identified. A scheme of landscaping has been submitted and full and final details will be requested by condition.

RELEVANT SITE HISTORY

19/3056 - Demolition of existing dwellinghouse and erection of a part-3 and part-4 storey development comprising 9 residential units with roof terraces, enlargement of vehicular access on Brondesbury Park and creation of vehicular access on The Avenue, provision of car and cycle parking, refuse storage, landscaping and subdivision of garden space - Granted

CONSULTATIONS

149 neighbouring properties were notified of the application. 10 objections were received at the time of writing this report

Objection	Response
Additional overdevelopment	Discussed in character and appearance section
Overbearing impact on street scene	As above
Loss of landscaping and amenity	As above
Developers are reversing a slight reduction that was previously agreed	As above
The objections of dozens of neighbours seem to have been ignored by planners	Statutory requirements for consultation were followed. The previous application was presented to committee due to the level of objection where councillors resolved to grant the application
Bringing the development closer to the front building line would create a 'tunnelling' and sense of enclosure along the residential street	Discussed in character and appearance section

A number of comments were also received in relation to the piling method proposed. However, this is in relation to a separate application on the site ref. 20/1486.

Comments were also received in relation to the lack of consultation on application ref. 20/1486. However, as this is a discharge of conditions application, no neighbour consultation is required.

POLICY CONSIDERATIONS

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is the 2010 Brent Core Strategy, the 2016 Brent Development Management Policies Document and the 2016 London Plan (Consolidated with Alterations since 2011).

The London Plan consolidated with alterations since 2011 (March 2016)

- 3.1 Life Chances for All
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities

- 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
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving Air
- 7.15 Reducing and Managing Noise
- 7.21 Trees and Woodlands

Brent Core Strategy (2010)

- CP1: Spatial Development Strategy
- CP2: Population and Housing Growth
- CP5: Placemaking
- CP6: Design & Density in Place Shaping
- CP17: Protecting and enhancing the suburban character of Brent
- CP21: A Balanced Housing Stock

Brent Development Management Policies (2016)

- DMP 1: Development Management General Policy
- DMP 9A: Managing Flood Risk
- DMP 9B: On Site Water Management and Surface Water Attenuation
- DMP 12: Parking
- DMP 13: Movement of Goods and Materials
- DMP 15: Affordable Housing
- DMP 18: Dwelling Size and Residential Outbuildings
- DMP 19: Residential Amenity Space

In addition the Examination in Public for the Draft New London Plan has been completed and the Panel Report has been received by the GLA. The GLA have now released an "Intend to publish" version dated December 2019. This carries substantial weight as an emerging document that will supersede the London Plan 2016 once adopted. As such considerable weight should be given to these policies.

Draft London Plan

GG1 Building Strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering New Homes Londoners need
GG5 Growing a Good Economy
GG6 Increasing Efficiency and Resilience
D1 London's Form and Characteristics
D2 Delivering Good Design
D3 Inclusive Design
D4 Housing Quality and Standards
D5 Accessible Housing
D6 Optimising Housing Density
D11 Fire Safety
D13 Noise
G1 Green Infrastructure
G7 Trees and Woodlands
H1 Increasing Housing Supply
H12 Housing size mix
SI1 Improving Air Quality
SI5 Water Infrastructure
SI7 Reducing Waste and Supporting the Circular Economy
SI12 Flood Risk Management
SI13 Sustainable Drainage
T4 Assessing and Mitigating Transport Impacts
T5 Cycling
T6 Car Parking
T7 Deliveries, servicing and construction

In addition, the council is currently reviewing its Local Plan. Formal consultation on the draft Brent Local Plan was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between 24 October and 5 December 2019. At its meeting on 19 February 2020 Full Council approved the draft Plan for submission to the Secretary of State for examination. Therefore, having regard to the tests set out in paragraph 48 of the NPPF it is considered by Officers that greater weight can now be applied to some policies contained within the draft Brent Local Plan. Key draft Local Plan policies include:

Brent Draft Local Plan

BD1: Leading the Way in Good Urban Design

BH1: Increasing Housing Supply in Brent

BH6: Housing Size Mix

BG12: Trees and Woodlands

BSUI2: Air Quality

BSUI4: On Site Water Management and Surface Water Attenuation

BT1: Sustainable Travel Choice

BT2: Parking and Car Free Development

The following are also material planning considerations

National Planning Policy Framework (2019) (as amended)

Supplementary Planning Documents/Guidance (SPD/SPG)

Brent SPD1: Design Guide for New Development (2018)

Mayor's Housing SPG

Mayor's Sustainable Design and Construction SPG

National Planning Policy Guidance

National Design Guide

Brent Waste Planning Guide

DETAILED CONSIDERATIONS

1. Background and principle

1.1 Planning application 19/3056 which related to the demolition of the existing dwelling and erection of a part three, part four storey building comprising 9 residential units, was approved by committee on the 20th March 2020. This application seeks to vary condition 2 (approved plans) of planning application 19/3056 in order to bring the consented front elevation forwards and to reconfigure and enlarge some of the proposed units.

1.2 As the permission granted under 19/3056 is extant, the principle of a part three, part four storey development to provide 9 residential units (of which three would be family sized) continues to be acceptable. This report will therefore focus on the impact of the proposed amendments.

1.3 Subject to detailed criteria considered below, the principle of the development is acceptable.

2. Character and appearance

2.1 There would be no change in the overall design approach or scale of the development, and therefore when considering the impact of the amendment on the character and appearance of the locality, the assessment will focus solely on the enlarged footprint and the movement of the front building line forwards.

2.2 The committee report in respect of 19/3056 stated the following in relation to the positioning of the building

'During the course of the application, concern was raised with regards to the proximity of the development to the public footpath on Brondesbury Park. It was noted that the adjacent properties on Brondesbury Park achieve a generous set back from the footpath, which contributes towards maintaining a sense of openness. In order to ensure the development has an acceptable impact on the character and appearance of the

locality, an increased set back from the footpath with a minimum of 3.5m and maximum of 4.2m was proposed. Whilst it is acknowledged that this would not be as generous as the adjacent properties which achieve no less than a 6m set back, it is considered that the proposed development would still retain the sense of openness that characterises this part of Brondesbury Park. Sufficient soft landscaping to the frontage would also contribute towards achieving this. In terms of the relationship with the Avenue, the building would follow the established front building line and as such would retain a generous frontage which are features of this street.'

2.3 It is acknowledged that the amendment would reduce the minimum distance between the front elevation and the front boundary that was secured as part of the consented scheme. The minimum distance to the front would be 2.8m, rather than the 3.5m previously proposed, with the maximum distance being retained at 4.2m. However, whilst there would be a reduction, this would not be experienced across the entire front elevation, and would really only be in relation to the front elevation of houses 1 and 2. Even when considered in relation to these two properties, due to the angled front boundary and the staggered front building line, the distance between the front elevation and the front boundary would be greater than the minimum distance for much of the width of these houses. Therefore when taken as a whole, the proposed amendment would do very little to alter how the development is viewed in the context of Brondesbury Park or the Avenue. Whilst the amendment would result in slightly shallower front gardens to houses 1 and 2, these would still be of a sufficient depth to ensure the provision of adequate soft landscaping to provide softening to the Brondesbury Park frontage.

2.4 The other change to the front elevation would see the previously approved balconies to the first floor of houses 1 and 2 replaced with juliet balconies with a detailed metal balustrade in line with that previously approved.

2.5 The proposed amendment would therefore have an acceptable impact on the character and appearance of the locality.

3. Quality of accommodation

Internal

3.1 As before the development would result in the creation of 9 residential dwellings of which three would be family sized. DMP 18 requires that all new dwellings meet Technical Space Standards. All of the units would meet or exceed the internal space requirements. There would be a slightly increase in floorspace when considered in relation to the consented scheme, however, the type of units would remain unchanged. A comparison table is given below

Unit	Type	Minimum internal floor space	Previously proposed internal floor space	Proposed internal floor space
House 1	4b7p (3 storeys)	121sq.m	132sq.m	143sqm
House 2	4b5p (3 storeys)	99sq.m	104sq.m	129sqm
House 3	4b7p (3 storeys)	121sq.m	132sq.m	137sqm
Flat A1	2b4p (1 storey)	70sq.m	70.sq.m	70sqm
Flat A2	2b3p (1 storey)	61sq.m	70sq.m	70sqm
Flat B2	2b4p (1 storey)	70sq.m	86sq.m	86sqm
Flat B1	2b4p (1 storey)	70sq.m	86sq.m	86sqm
Flat A3	2b3p (1 storey)	61sq.m	92sqm	92sqm
Flat B3	2b3p (1 storey)	61sqm	99sqm	99sqm

3.2 As before all habitable rooms would continue to receive good levels of light, outlook and ventilation. The quality of the units internally would continue to be of a very high standard.

External

3.3 The proposed development provides a number of gardens spaces, roof terraces and balconies in order to ensure adequate external amenity space. DMP 19 states that family size units (3+ bedrooms, including ground floor flats) should have access to 50sq.m of external amenity space and 1 or 2 bedroom units should have access to 20sqm of external amenity space. Furthermore, the Mayors Housing SPD requires that a minimum of 5sq.m of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. There are no changes proposed to the

external amenity provision that was considered acceptable under application ref. 19/3056

Unit	Type	Standard required by DMP 19	Mayor Housing SPD minimum standard	Proposed amenity space
House 1	4b7p (3 storeys)	50sq.m	10sq.m	60sq.m
House 2	4b5p (3 storeys)	50sq.m	8sq.m	65sq.m
House 3	4b7p (3 storeys)	50sq.m	10sq.m	76sq.m
Flat A1	2b4p (1 storey)	20sq.m	7sq.m	111sq.m
Flat A2	2b3p (1 storey)	20sq.m	6sq.m	5sq.m
Flat B2	2b4p (1 storey)	20sq.m	7sq.m	21sq.m
Flat B1	2b4p (1 storey)	20sq.m	7sq.m	21sq.m
Flat A3	2b3p (1 storey)	20sq.m	6sq.m	64sq.m
Flat B3	2b3p (1 storey)	20sq.m	6sq.m	81sq.m

3.4 As before, externally, the units would also be to a very high standard. The overall living conditions of the proposed properties would therefore be to a very good standard.

4. Neighbouring amenity

4.1 A detailed assessment was provided within the committee report for application 19/3056 on the impact of the development on surrounding properties. This concluded that all neighbouring residential properties would continue to receive good levels of daylight/sunlight, privacy and outlook. Given that the amendment relates to an enlarged footprint, but this is experienced solely along Brondesbury Park, it is reasonable to conclude that any impact arising as a result of the enlargement would be experienced only by the properties directly opposite. This report therefore does not reassess the impact of the development on Moatfield House, 15 or 32 the Avenue as the relationship with the development remains largely unchanged.

4.2 In relation to Belvedere Hall and Marada House, the proposed development would project forwards by a maximum of 0.7m. There would still be a separation distance in excess of the 18m between directly facing habitable room windows to ensure that the residents of these properties do not experience any harmful loss of privacy.

4.3 A daylight/sunlight statement has been produced by 'Right of Light Consulting' who were the authors of the daylight/sunlight assessment submitted in respect of application 19/3056. This confirms that the amendments proposed, do not materially affect the findings of the previous assessment and therefore the development would have a low impact on the light receivable by neighbouring properties. As such there is no daylight/sunlight related reason as to why planning permission should not be granted.

4.4 The proposed development would continue to have an acceptable impact on the occupants of neighbouring residential properties.

5 Trees and landscape

5.1 There is a mature council owned tree on Brondesbury Park adjacent the subject site which is considered to have significant amenity value, this a category B tree, identified in the previously submitted arboricultural impact assessment as a T1 Horse Chestnut. An addendum to the arboricultural impact assessment and method statement has been submitted as part of this application to assess the additional impact of the enlarged footprint. Whilst the proposal involves a slight enlargement of the building, bringing the consented front elevation forwards by 0.7m and therefore a further encroachment into the RPA of this tree, the addendum confirms that any further impact on the underlying roots, due to the very minor change proposed, is extremely small. Therefore there is no requirement for any additional measures to those already outlined in the comprehensive arboricultural impact assessment submitted as part of planning application 19/3056. On this basis, the proposed amendment is considered to have an acceptable impact on this mature tree. However in order to ensure its protection during the construction process, and as before, two conditions will be attached, including that the contents of the tree report, and now tree addendum are adhered to in full. Compliance with the already discharged site supervision schedule will also be conditioned, as this covers key operations within the RPA of T1 specifically in terms of excavation and the installation of piles.

5.2 In order to respect the suburban nature of the surrounding area, soft landscaping is proposed to

the frontage. Whilst the front building line would shift forwards, this would not significantly decrease the amount of soft landscaping that could comfortably be accommodated to the frontage. As before a detailed landscaping scheme is requested by condition, whereby the amount of soft landscaping to the frontage should be maximised.

6. *Transport*

6.1 The proposed amendments do not affect the number of flats or the numbers of bedrooms within the flats, whilst the car and cycle parking, refuse storage and access arrangements also remain as originally approved. As such, there are no transportation concerns with regard to the proposed amendment.

7 *Flood Risk*

7.1. The subject site is located in an area susceptible to surface water flooding. A Flood Risk assessment and sustainable urban drainage report was submitted as part of application ref. 19/3056 to demonstrate how the development would not give rise to increase surface water flooding. The submitted Flood Risk Report recommended that surface water be attenuated using an attenuation tank beneath the proposed car park, or via 'blue roofs' prior to discharge at Greenfield rates into the Thames Water sewers. The detailed design of these elements were subject to a pre-commencement condition which has already been discharged under application ref. 20/1482.

This application has been accompanied by a flood risk addendum which states that the revised proposal does not affect the findings of the previously submitted Flood Risk Assessment. Therefore, subject to a condition requiring compliance with the details already discharged under planning ref. 20/1482 the proposed development would not result in an increase in flood risk.

8. *Equalities*

8.1 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).

9. *Conclusion*

9.1 The principle of the proposed development remains acceptable. The development would continue to provide 9 good quality homes that would contribute towards the Borough's housing targets and would ensure a good standard of accommodation for future residents. The development would continue to have an acceptable impact on the occupants of neighbouring residential properties and despite the enlarged footprint would have an acceptable impact on the character and appearance of the locality. It would also be acceptable in a transport capacity. The application therefore complies with the development plan and the benefits of the scheme would clearly outweigh any harm.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 20/1464

To: Miss Walker
Avison Young
65 Gresham Street
London
EC2V7NQ

I refer to your application dated **18/05/2020** proposing the following:

Variation of condition 2, development built in accordance with approved plans to allow:

- (1) Amendments to the front façade to enable its alignment with the consented balconies;
- (2) Minor alterations to the internal layout of the building as a result of the proposed façade amendments;
- (3) Other minor associated changes;

of Full Planning Permission reference 19/3056 dated 20 March, 2020, for Demolition of existing dwellinghouse and erection of a part-3 and part-4 storey development comprising 9 residential units with roof terraces, enlargement of vehicular access on Brondesbury Park and creation of vehicular access on The Avenue, provision of car and cycle parking, refuse storage, landscaping and subdivision of garden space.

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

at **13 The Avenue, London, NW6 7NR**

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: 06/10/2020

Signature:

Gerry Ansell
Head of Planning and Development Services

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 (2019)
London Plan (2016)
Core Strategy (2010)
Brent Development Management Policies (2016)
SPD 1 -Brent Design Guide (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 the previous planning permission, reference 19/3056 (20 March 2020).

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:

Location Plan

Block Plan

Proposed Drawings -

7263/-05 Rev J
7263/-06 Rev J
7263/-07 Rev J
7263/-08 Rev J
7263/-09 Rev J
7263/-13 Rev J

Consented Drawings

7263/-01 Rev I
7263/-02 Rev I
7263/-03 Rev I
7263/-04 Rev I
7263/-05 Rev I
7263/-06 Rev I
7263/-07 Rev I
7263/-08 Rev I
7263/-09 Rev I
7263/-10 Rev I
7263/-11 Rev I
7263/-12 Rev I
7263/-13 Rev I
7263/-14 Rev I
7263/-15 Rev I
7263/-16 Rev I
7263/-17 Rev I
7263/-18 Rev I
7263/-19 Rev I
7263/-20 Rev I
7263/-21 Rev I

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

- 3 Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any above ground work is commenced, unless carried out in accordance with the details already discharged under application reference. 20/2435. 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.

- 4 The approved 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.

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

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space within the site to accommodate additional bin or cycle storage.

- 6 All measures outlined in the Arboricultural Planning Statement prepared by AD Tree Consulting dated 11 August 2019 and addendum to 2019/005/APS Rev A shall be implemented and adhered to in full.

Reason: In the interests of tree preservation and the visual amenity of the area.

- 7 Prior to the occupation of the development hereby approved, the rear access to Brondesbury Park shall be widened in accordance with the submitted details and the on-street permit holders' pay and display bay, shall be removed, with the works required to facilitate this to be entirely funded by the applicant.

Reasons: In the interests of highway safety. To ensure safe access and egress from the site.

- 8 No further extensions or buildings shall be constructed within the curtilage of the three dwellinghouses forming part of this development, notwithstanding the provisions of Classes A, B, C, D & E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an over development of the site and undue loss of amenity to adjoining occupiers.

- 9 The privacy screen to unit B3 as indicated on drawing no 7263/08 Rev I, shall be obscure glazed and installed to a height of 1.7m. The privacy screen shall then be retained in perpetuity, for the lifetime of the development, unless otherwise agreed in writing by the local planning

authority.

Reason: In the interests of neighbouring amenity.

10

Details of the landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding any demolition, site clearance and the laying of foundations). Such details shall include:

- (i) A planting plan for of the front and rear garden areas;
- (ii) Provision of any walls fences, gates or other form of boundary treatment to be provided or retained;
- (iii) Details of surfacing materials for hard landscaped areas within the site;

The hard and soft landscape works and boundary treatments shall be carried out in full accordance with the as approved details prior to the first occupation of the development hereby approved, unless alternative timescales have been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales .

Any planting that is part of the approved scheme that within a period of five years 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 in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 11 Further to the demolition of the existing building but prior to the commencement of development, a detailed site supervision schedule that covers keys operations within the root protection area of the tree indicated as T1 in the submitted Arboricultural Planning Statement dated 11 August 2019 (specifically where this involves excavation and installation of piles) shall be submitted to and approved in writing by the local planning authority unless carried out in accordance with the details already discharged under application reference 20/1486. The approved schedule shall then be adhered to in full.

Reason: In the interest of tree preservation and visual amenity of the area.

- 12 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The approved statement shall be implemented throughout the duration of construction. The applicant must employ measures to mitigate the impacts of dust and fine particles generated by the operation. This must include:

- (a) damping down materials during demolition and construction, particularly in dry weather conditions,
- (b) minimising the drop height of materials by using chutes to discharge material and damping down the skips/ spoil tips as material is discharged,
- (c) sheeting of lorry loads during haulage and employing particulate traps on HGVs wherever possible,
- (d) ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation,
- (e) utilising screening on site to prevent wind entrainment of dust generated and minimise dust nuisance to residents in the area,
- (f) installing and operating a wheel washing facility to ensure dust/debris are not carried onto the road by vehicles exiting the site.
- (g) the use of demolition equipment that minimises the creation of dust.

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

- 13 Unless carried out in accordance with the details already discharged under application ref. 20/1486, prior to the commencement of the development details of sustainable urban drainage systems shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The submitted details shall include information about the design storm period and intensity and the method employed to delay and control the surface water discharged from the site. Furthermore, no properties shall be occupied until confirmation has been provided that either:- all surface water will drain via SUDS or where surface water is to be discharged to the public network any upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan

Reason: To ensure that the development does not give rise to an increase in surface water flooding

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 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.
- 5 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 6 Thames Water advise the applicant that if they are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 7 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 8 The applicant is advised that the local authority carry out unannounced site visit to ensure that

tree protection measures are in place and that non adherence to approved documents will lead to enforcement action.

- 9 The applicant is advised to contact the Head of Highways and Transportation to arrange for a crossover to Brondesbury Park to be widened and the adjacent parking bays to the amended at the developer's expense.

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