

BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



DECISION NOTICE – APPROVAL

Application No: 07/3257

To: Mr K. Tailor
170 Tottenham Road
Palmers Green
London
N13 6DL

I refer to your application dated 01/11/2007 proposing the following:
Erection of a 2-storey and single-storey side extension, a 2-storey and single-storey rear extension and a new front porch to the dwellinghouse
and accompanied by plans or drawings under the reference(s):
1; 2,Rev.2; and 3,Rev.2.
at 10 Uxendon Crescent, Wembley, HA9 9TN

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

Date: 17/01/2008

Signature:

Director of Planning

Notes

(i) Your attention is particularly drawn to Part I of Schedule A to this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.

(ii) 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.

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SUMMARY OF REASONS FOR APPROVAL

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

Brent's Unitary Development Plan 2004

Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

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

- 3 The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- 4 The landscape works and planting shown on the approved plans shall be carried out during the first planting season following the occupation of the extension and shall thereafter be maintained. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced by trees and shrubs of similar species

Reason: To ensure a satisfactory appearance and to ensure that the proposed development enhances the visual amenity of the area.