



31 JUL 2009

## BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### DECISION NOTICE – APPROVAL

Application No: 09/1278

To: Robert O'Hara Architects Ltd  
25 Lonsdale Road  
London  
NW6 6RA

I refer to your application dated 28/05/2009 proposing the following:  
Approval of reserved matters, relating to the residential development's appearance and landscaping, of outline planning permission reference 07/0883, dated 23/07/2007, for erection of an additional fourth-storey and part fifth-storey extension to the existing 3-storey building to form an additional 14 self-contained flats (2 no. 3-bedroom, 10 no. 2-bedroom and 2 no. 1-bedroom), comprising 10 flats at third-floor level and 4 flats at fourth-floor level, with internal alterations, including installation of an internal lift  
and accompanied by plans or documents listed here:

S[1-]02  
L-103 G  
L-104 F  
L-105 A  
L-204 A  
L-304 B  
L-305 B  
at 105-109, Salusbury Road, London, NW6

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

Date: 29/07/2009

Signature:

Chief Planner

#### 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

## SCHEDULE 'A'

### Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority in respect of any of the following:
  - (1) Refusal of a planning, listed building consent or conservation area consent application, including refusal to vary or discharge conditions.
  - (2) The conditions attached to a planning, listed building consent or conservation area consent application.
  - (3) Refusal, partial refusal or deemed refusal of lawful development certificate.
- He/she may appeal to the Secretary of State. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:
  - (1) An advertisement application must be made within 8 weeks
  - (2) A full application, removal or variation of condition for a householder\* development must be made within 12 weeks, if the application was made on or after 6 April 2009. (See below for definition of householder)
  - (3) All other application types or development types, or if householder application made before 6 April 2009, an appeal must be made within 6 months
- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay. Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pis](http://www.planningportal.gov.uk/pis).
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

\*For the purposes of an appeal, a householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. Please note, this does not include development in the boundary of, or to an existing flat or maisonette.

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FOR OTHER INFORMATION OR ADVICE ON THIS NOTICE PLEASE CONTACT:  
THE PLANNING SERVICE  
BRENT HOUSE  
349 HIGH ROAD, WEMBLEY  
MIDDLESEX HA9 6BZ  
TELEPHONE: 020 8937 5210  
FAX: 020 8937 5207

**SUMMARY OF REASONS FOR APPROVAL**

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

Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance 17 - Design Guide for New Development

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 areas so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. This shall also include details of the construction of the sedum roof. 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.

**INFORMATIVES**

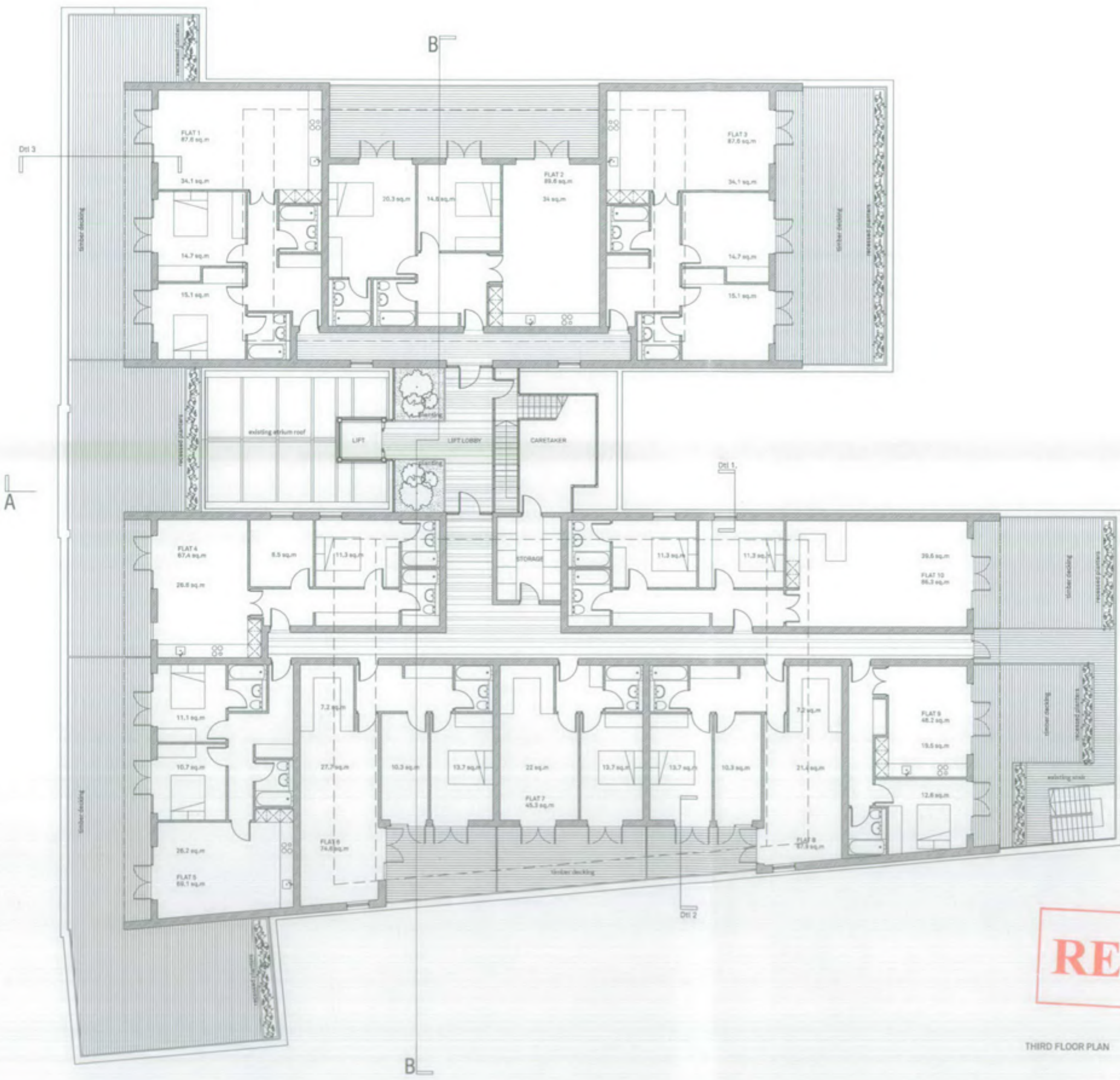
- 1 The applicant is advised that there are conditions attached to the outline approval 07/0863 which must be discharged before work commences on site.

Environment and Culture  
 Planning Services  
 Received 26 MAY 2009  
 Passed to:  
 Action Officer:



**APPROVED**

Client SILVERHAWK LTD 492 FINCHLEY ROAD LONDON NW11 8DE	Title LOCATION PLAN		ROBERT O'HARA ARCHITECTS	
Project 105-109 SALUSBURY ROAD QUEEN'S PARK LONDON NW6	Job No 09005		Dwg No S[1]-J02	Rev -
	Date MAY 09	Scale 1:1250 @ A4	Stage -	Dwn DI



**REVISED**

THIRD FLOOR PLAN

Notes:  
 1. This drawing to be read in conjunction with all other relevant architectural structural and consultants drawings and specifications.  
 2. Any discrepancies between this and any other relevant drawing must be brought to the attention of the architect immediately.  
 3. Only written dimensions are to be used. Do not scale from any part of this drawing.  
 4. This drawing remains the property of Robert O'Hara Architects Limited and is protected by copyright.

Rev	Date	Description
G	13.07.2009	Flats 6 and 8 kitchens amended
F	06.07.2009	subdivision of amenity space and landscape added.
C	29.04.2009	pre-planning adjustments
D	01.04.2009	post survey adjustments
E	01.03.2009	1 flat reduced
B	21.05.2007	Stair/lift amended
A	14.03.2007	roof decking added.
Rev	Date	Description

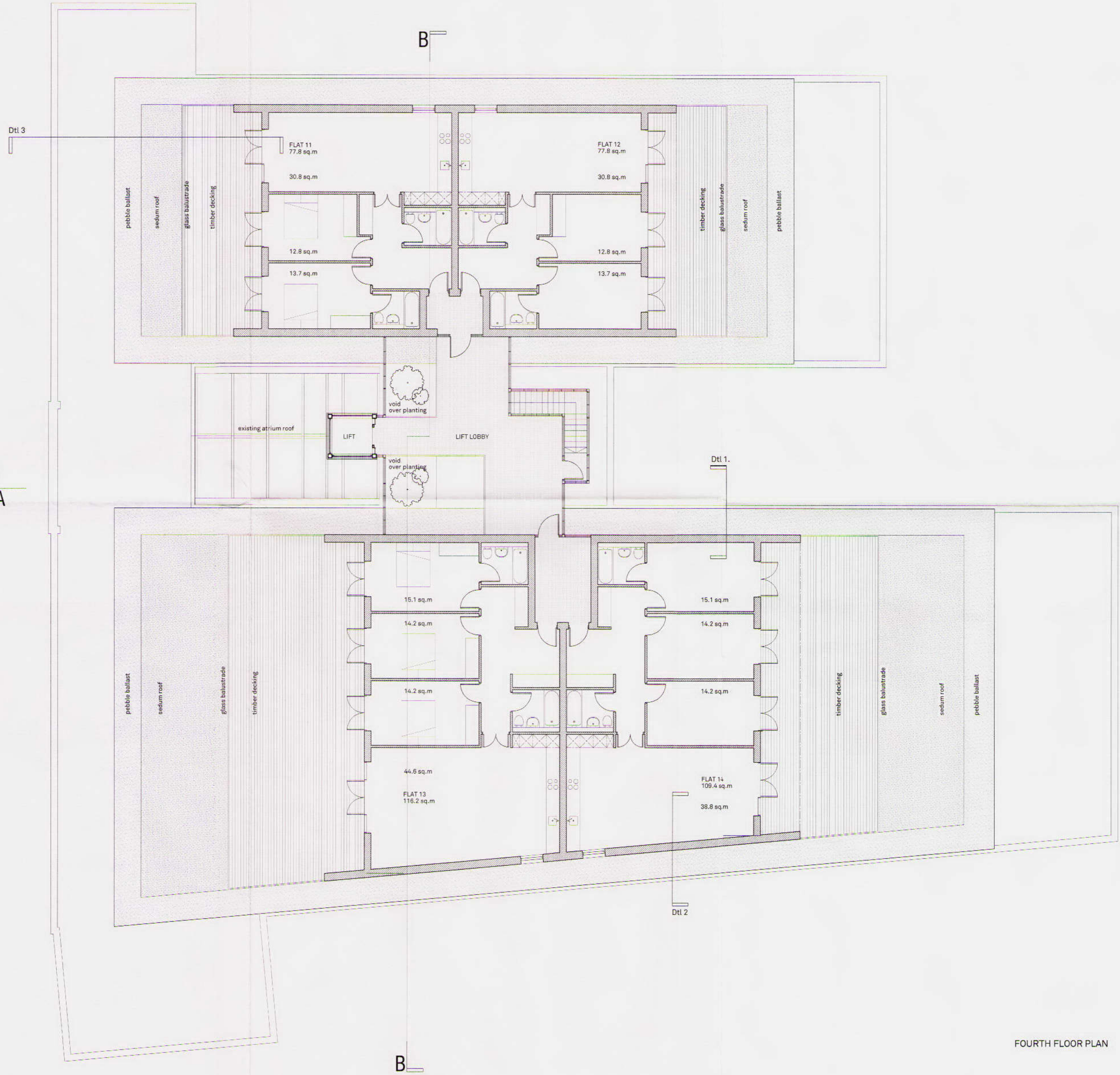
Client  
 SILVERHAWK LTD  
 492 FINCHLEY ROAD  
 LONDON  
 NW11 8DE

Project  
 105-109 SALISBURY ROAD  
 QUEEN'S PARK  
 LONDON  
 NWS

Title  
 PROPOSED THIRD FLOOR PLAN

Job No	Dwg No	Rev	
09005	L-103	G	
Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-0	D1

ROBERT O'HARA ARCHITECTS  
 25 Lansdale Road  
 London NW6 6RA  
 Telephone +44 (0)20 7372 2579  
 Facsimile +44 (0)20 7372 0079  
 Email info@roh-architects.com  
 www.roh-architects.com



FOURTH FLOOR PLAN

**APPROVED**

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Environment and Culture  
 Planning Services  
 Received 14 JUL 2009  
 Passed to:  
 Action Officer:

Rev	Date	Description
F	09.07.2009	subdivision of amenity space and landscape added.
E	29.04.2009	pre-planning adjustments
D	14.04.2009	Post survey adjustment
C	01.03.2009	1 flat reduced Stair/lift amended
B	21.05.2007	Roof decking added.
A	14.03.2007	Issued for planning

**REVISED**

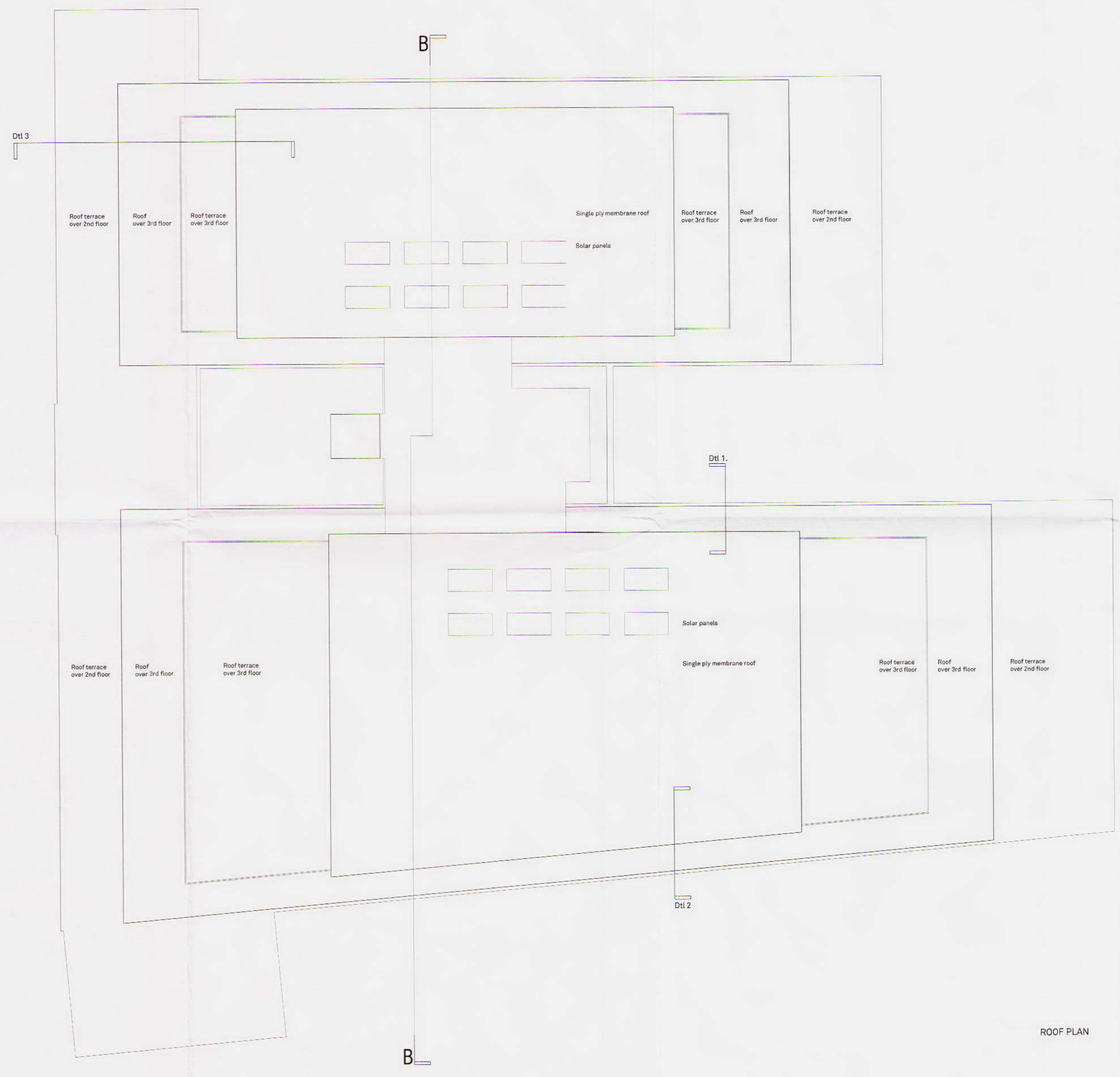
Client:  
 SILVERHAWK LTD  
 492 FINCHLEY ROAD  
 LONDON  
 NW11 8DE

Project:  
 105-109 SALUSBURY ROAD  
 QUEEN'S PARK  
 LONDON  
 NWS

Title:  
 PROPOSED FOURTH FLOOR PLAN

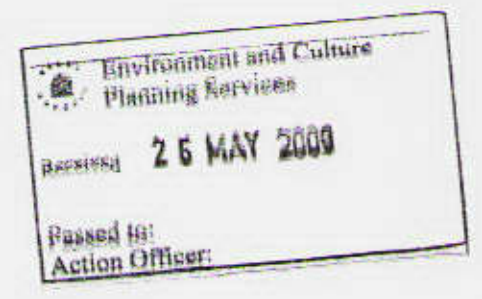
Job No	Dwg No	Rev	
09005	L-104	F	
Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D	DI

ROBERT O'HARA ARCHITECTS  
 25 Lonsdale Road  
 London NW6 6RA  
 Telephone +44 (0)20 7372 7576  
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ROOF PLAN

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Rev	Date	Description
A	29.04.2009	pre-planning adjustments

Client  
 SILVERHAWK LTD  
 482 FINCHLEY ROAD  
 LONDON  
 NW11 8DE

Project  
 105-109 SALUSBURY ROAD  
 QUEEN'S PARK  
 LONDON  
 NW6

Title  
 PROPOSED FOURTH FLOOR PLAN



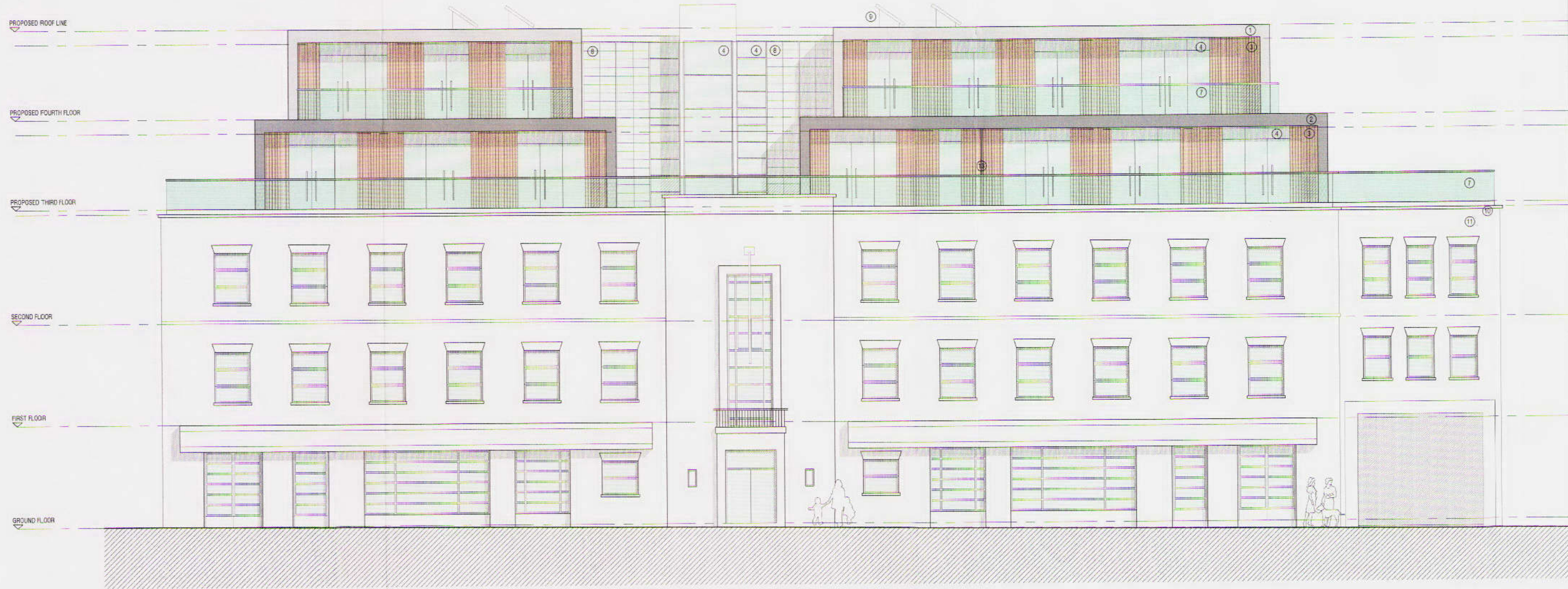
Job No	Dwg No	Rev
09005	L-105	A

Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D	DI

**APPROVED**

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 25 Lonsdale Road  
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 Telephone +44 (0)20 7372 7576  
 Facsimile +44 (0)20 7372 0078  
 Email info@roh-architects.com  
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- KEY TO EXTERNAL MATERIALS
- ① RHENZINK VERTICAL V PANEL RAIN-SCREEN CLADDING, COLOUR
  - ② RHENZINK VERTICAL V PANEL RAIN-SCREEN CLADDING, COLOUR
  - ③ VERTICAL HARDWOOD CLADDING WITH CLEAR MAT SEALANT
  - ④ DOUBLE GLAZED PPC ALUMINIUM DOORS, SIDELIGHTS AND FANLIGHTS
  - ⑤ DOUBLE GLAZED FIXED LIGHTS
  - ⑥ ICON CUBE ANODIZED ALUMINIUM BALUSTERS WITH GLASS PANELS AND STAINLESS STEEL HANDRAIL FROM HANGROVE DESIGN
  - ⑦ ICON VUE FRAMELESS GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL FROM HANGROVE DESIGN
  - ⑧ KALIBALL TRANSLUCENT INSULATED PANELS
  - ⑨ SOLAR HOT-WATER PANELS
  - ⑩ EXISTING PARAPET
  - ⑪ EXISTING BUILDING
  - ⑫ FRAMELESS GLASS PRIVACY SCREEN, 1800MM HIGH, WITH SAND BLASTED FINISH, AN INTEGRAL PART OF THE FRAMELESS GLASS BALUSTRADE SYSTEM
  - ⑬ FRAMELESS GLASS PRIVACY SCREEN WITH SAND BLASTED FINISH TO EXTEND FULL HEIGHT OF CANOPY AND TO BE CONTAINED WITHIN IT

WEST ELEVATION



EAST ELEVATION

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Environment and Culture  
Planning Services  
Received 14 JUL 2009  
Passed in:  
Action Officer:

**REVISED**

B 09.07.2009 subdivision of amenity space and landscape added.  
A 29.04.2009 pre-planning adjustments

Client  
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492 FINCHLEY ROAD  
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NW11 8DE

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105-109 SALISBURY ROAD  
QUEEN'S PARK  
LONDON  
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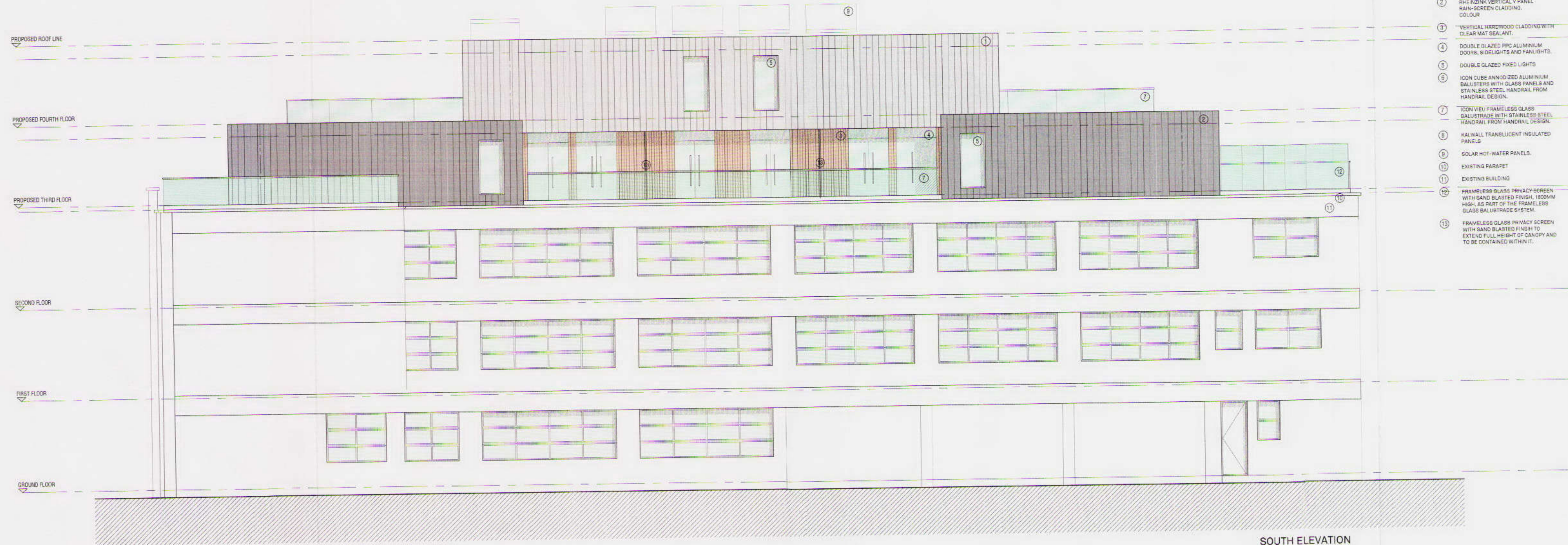
Title  
PROPOSED WEST AND EAST ELEVATIONS

Job No	Dwg No	Rev	
09005	L-304	B	
Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D	DI

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London NW6 6RA  
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**APPROVED**





SOUTH ELEVATION



NORTH ELEVATION

- KEY TO EXTERNAL MATERIALS
- ① RHINEZINK VERTICAL V PANEL RAIN-SCREEN CLADDING, COLOUR
  - ② RHINEZINK VERTICAL V PANEL RAIN-SCREEN CLADDING, COLOUR
  - ③ VERTICAL HARDWOOD CLADDING WITH CLEAR MAT SEALANT
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  - ⑥ ICON CUBE ANODIZED ALUMINIUM BALUSTERS WITH GLASS PANELS AND STAINLESS STEEL HANDRAIL FROM HANDRAIL DESIGN
  - ⑦ ICON VIEW FRAMELESS GLASS BALUSTERS WITH STAINLESS STEEL HANDRAIL FROM HANDRAIL DESIGN
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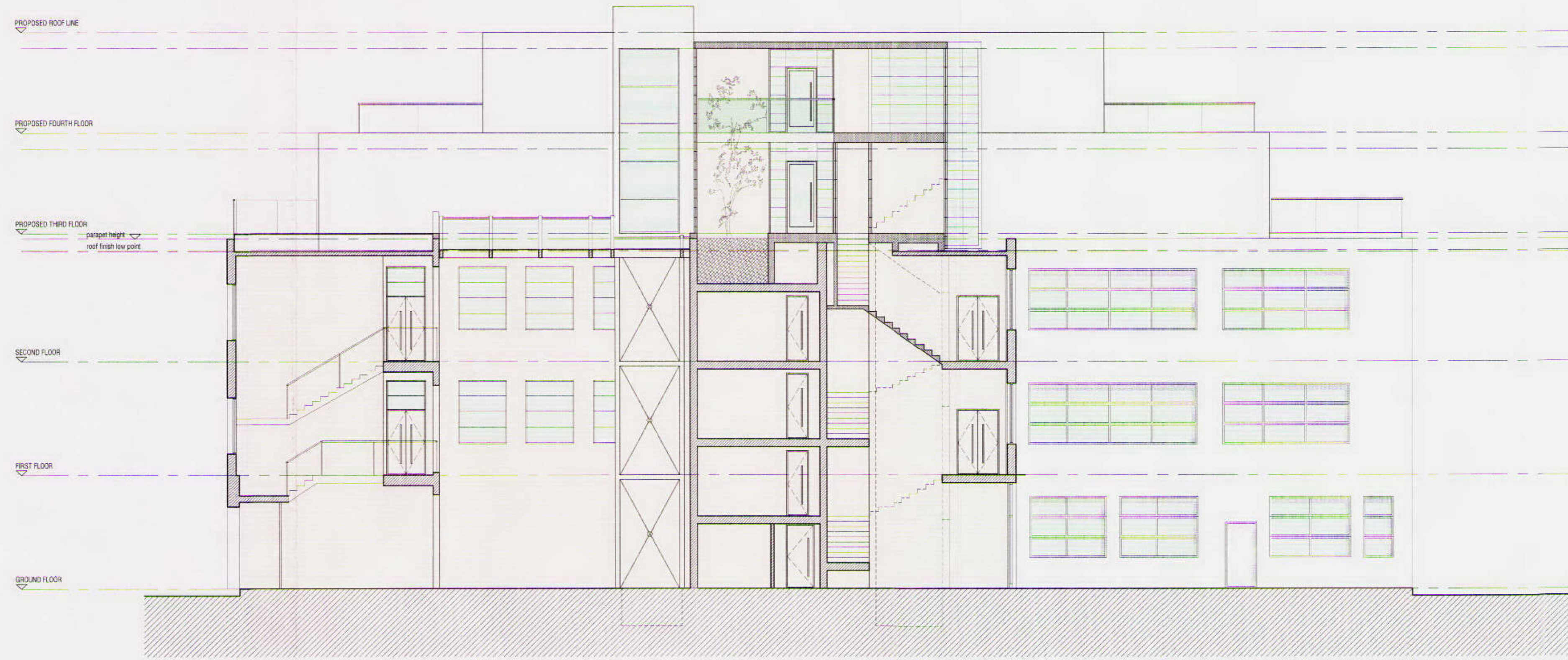
Project  
 105-109 SALUSBURY ROAD  
 QUEEN'S PARK  
 LONDON  
 NW6

Title  
 PROPOSED NORTH AND SOUTH ELEVATIONS

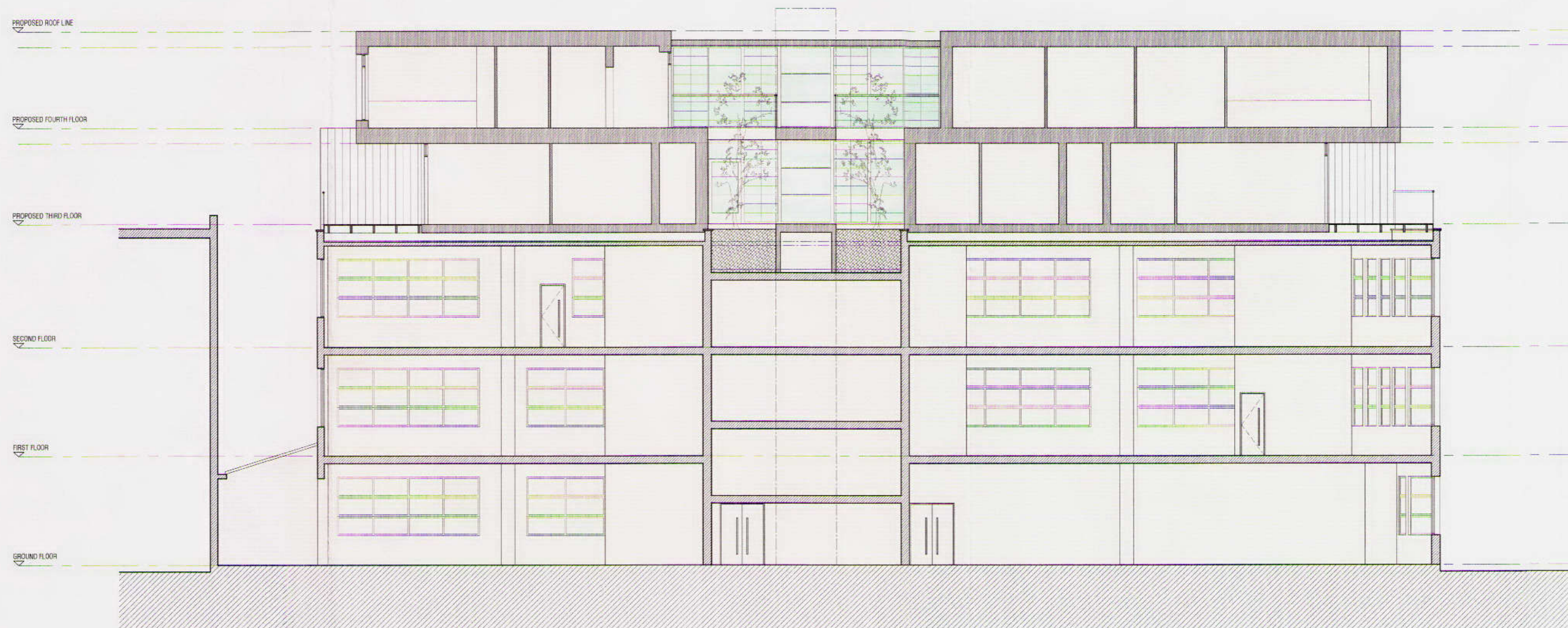
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09005	L-305	B
Date	Scale	Stage
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D

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 London NW6 6RA  
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**APPROVED**



SECTION A-A



SECTION B-B

- Notes:
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A 29.04.2009 pre-planning adjustments

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NW11 8DE

Project  
105-108 SALUSBURY ROAD  
QUEEN'S PARK  
LONDON  
NW6

Title  
PROPOSED SECTIONS

**APPROVED**

Job No	Dwg No	Rev	
C9005	L-204	A	
Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D	DI

**ROBERT O'HARA ARCHITECTS**  
25 Lonsdale Road  
London NW6 6RA  
Telephone +44 (0)20 7372 7576  
Facsimile +44 (0)20 7372 0078  
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