



1. PROPERTY DETAILS		
Site Name & Address	Aylesbury Street, Brent, NW10 0LU	
Unique Ref (PAR)	1804	
Borough	Brent	
Zone (TfL)	3	
Site Area (acres)	Approx. 0.3 acres (1205.63 sq. m)	
Location and Site Plan		
Existing Use	<ul style="list-style-type: none">▪ Grass verge▪ The Site was previously developed for housing. Demolition occurred in the late 1960s / early 1970s	
2. TOWN PLANNING		
Planning Policy Documents	<ul style="list-style-type: none">- Adopted: London Plan (consolidated 2016), Core Strategy (July 2010), Development Management Policies (November 2016), Site Specific Allocations (2011)- Emerging: Draft London Plan (2017). A Call for Sites consultation was undertaken in 2017 to inform the emerging New Local Plan. A consultation draft is due to be published in Spring 2018.	
Site Allocations	<ul style="list-style-type: none">- No site specific allocations.	
Housing zone/OA	<ul style="list-style-type: none">- No	
Heritage Designations	<ul style="list-style-type: none">- The north west of the site is within the Neasden Conservation Area.	
Flood Zone	<ul style="list-style-type: none">- The majority of the site does not fall within a Flood Zone. A small part of the north west of the site	

	(fronting Aylesbury Street) falls within Flood Zone 2. A desktop Flood Risk Assessment may be required as part of a planning application submission.															
Ecological Designations	- The trees on the site will require written consent from the Local Planning Authority prior to removal as they fall within a Conservation Area.															
PTAL	- 3															
Tall buildings permitted	- The site does not fall within an area considered suitable for tall buildings in line with Policy CP6. The surrounding context of the site within and adjacent to a Conservation Area and the adjacent building heights would not make tall buildings appropriate at this location.															
Car parking standards	- The maximum standards for parking a site of this PTAL are 4+ beds (2 spaces per unit) 3 bedrooms (1.5 spaces per unit) 1-2 beds (1 space per unit). In line with policy DMP 12, car free development would not be considered appropriate at this location due to the PTAL rating falling below 4.															
LPA affordable housing target	<table><tr><th>Threshold</th><th>Affordable Housing target (unit)</th><th>Affordable Housing Tenure Split</th><th>Provision Requirement</th></tr><tr><td>10 units of more or greater than 0.1 ha</td><td>50%</td><td>70% Social Rented and 30% Intermediate</td><td>On site preferred</td></tr><tr><td>9 units or less or 0.1 ha or less</td><td>n/a</td><td>n/a</td><td>No specific policy</td></tr></table>				Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement	10 units of more or greater than 0.1 ha	50%	70% Social Rented and 30% Intermediate	On site preferred	9 units or less or 0.1 ha or less	n/a	n/a	No specific policy
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Other	- The site is immediately adjacent to the A4088. - The surrounding area is predominantly attractive 2 storey terraces. There is a slightly taller 4 storey flatted development to the north west of the site.															
Planning Policy Overview	- If development were to progress, it would need to be of a scale in keeping with the conservation area (DMP 7) - Policy CP 17 outlines the borough’s commitment to protecting and enhancing the suburban character of Brent and notes that development will be limited, except in town centres and on corner plots with main road frontages, such as the land at Aylesbury Road. CP 17 is therefore supportive of the principle of residential development on this site. - The emerging Draft London Plan (2017) is a material consideration which will increase in importance as it progresses through consultations and examination. Draft policy H2 (Small sites) recognises that small sites (between 1 and 25 homes) should play a much greater role in housing delivery and that boroughs should pro-actively support the provision of well-designed new homes on them. The draft policy requires boroughs to apply a presumption in favour of infill development on vacant or underused small sites, unless it can be demonstrated that the development would result in an unacceptable level of harm to residential privacy, designated heritage assets, biodiversity or a safeguarded land use that outweighs the benefits of additional housing provision.															
Planning History	An online planning application search has been undertaken on the site which has returned no planning history.															
Local Planning Authority Feedback Meeting with Toby Huntingford and Chris Heather of London Borough of Brent on	- Principle of development: The principal of housing at this location was considered acceptable, given the nature of the surrounding uses. - Transport and parking: Due to the site’s PTAL, it is likely that a development will need to provide parking in line with Brent’s parking standards. Access onto the A4088 is not recommended. - Other considerations: The likely monetary value of removing the trees on site is circa £25,000 in total. However, this will be considered more carefully at pre-app and application stage. A full arboriculture															

02/06/2017

report will need to be provided.

- Development on the north western part of the site will directly affect the setting of the Neasden Village Conservation Area and any development will need to be appropriately sympathetic to the established Victorian character along Aylesbury Street.
- Air pollution was flagged as a key consideration in this location by the borough. It is recommended that air pollution mitigation measures are considered at all stages of development.