



Planning Committee Supplementary

Wednesday 14 December 2016 at 7.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
Hylton
Long
Maurice
Moher
J Mitchell Murray
Pitruzzella

Substitute Members

Councillors:

A Choudry, Colacicco, Daly, Ezeajughi, Hoda-Benn, Kabir, Khan and Naheerathan

Councillors

Colwill and Kansagra

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.00pm in Boardrooms 7 and 8

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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3.	15 Littleton Road, Harrow, HA1 3SY (Ref. 16/0852)	Northwick Park	1 - 2
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8.	Cottrell House, Wembley Hill Road, Wembley, HA9 8DL (Ref. 16/1698)	Tokynghon	7 - 8
10.	Warranty House and Garden Centre, Dudden Hill Lane, London, NW10 1DD (Ref. 16/4010)	Dudden Hill	9 - 10

Agenda Item 03

Supplementary Information Planning Committee on 14 December, 2016

Case No.

16/0852

Location	15 Littleton Road, Harrow, HA1 3SY
Description	Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.)

Agenda Page Number: 11-34

A further comment has been received from Cllr Perrin who set out that the road level is lowest outside the subject site and should any flooding occur within the carriageway (as a result of heavy rainfall), surface water may overspill into the gardens of Nos. 13 & 17.

The Brent Lead Local Flood Authority (LLFA) has commented that there is no clear evidence to suggest such surface water flooding will occur. However, as a precautionary measure, they recommend that a condition is attached requiring the retention of the existing wall between Nos. 15 and 17 and the construction of a new wall between No. 15 and 13 to prevent overspill of excess water into adjoining sites. The LLFA also recommend that this condition requires the provision of a "conveyance system" to divert water at the rear of the property from both sides. A condition securing the approval of details of these works together with the implementation of the approved details is recommended.

Recommendation: Remains approval subject to the conditions set out in the Committee Report and a additional condition as set out above.

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Agenda Item 04

Supplementary Information Planning Committee on 14 December, 2016

Case No. 16/1404

Location Former Amex House, North End Road, Wembley, HA9 0UU
 Description Redevelopment of the former Amex House site and erection of one 4 to 8 storey building and one 13 storey building comprising 195 residential units (79 x 1bed, 91 x 2bed and 25 x 3bed) with associated car parking space, landscaping, plant room and energy centre, sub-station, landscaping, amenity space and part naturalisation of Wealdstone Brook

Agenda Page Number: 35-76

Members have sought clarification regarding several matters.

Set-back of buildings from street and relationship with public realm and footpath

The set back of the building from the site boundary with the footway is as follows:

Element of development	Lower floor / main building set back from application site boundary	Balconies / upper floors set back from application site boundary
Western wing of curved building	1 to 1.75 m	0.2 to 1.15 m (0.2 m set-back adjacent to wider part of footway)
Eastern wing of curved building	1.3 to 1.6 m	0.7 to 0.95 m
Central building	0.8 m minimum	Projects 0.55 m over the footway, but 1.75 m back from carriageway

Officers consider that the proposed development sits well within the street and has an appropriate relationship to the surrounding buildings and spaces.

Frontage landscaping, fence and gates, and public access

A low fence is proposed within the frontage the site to distinguish the areas of public, communal and private space. It is intentionally proposed at a low height to differentiate the nature of the spaces without being excessively defensive or appearing as a "gated community". The exception to this is the accesses to the rear parking area for which higher fences and gates are proposed.

The fence is set into the site. The areas on the road side of the fence are publicly accessible, but many elements of are soft landscaped. The area to the north of the fence and gates is communal or private, and accessible by residents of the development. Those visiting the development would go through the gate to get to the cores of the building. Only residents and servicing / delivery vehicles would access the rear access road.

Views to Stadium

The protected views to Wembley Stadium were considered as a part of the proposal and are discussed in paragraphs 37 to 38 of the Committee report. Officers consider that the proposal will not result in a significant effect on the protected views to the Stadium.

Proximity to brook and pollution within brook

The proximity to Wealdstone Brook is discussed within paragraphs 120 to 132 of the committee report. However, pollution associated with the brook is not discussed. The site is within Flood Risk Zones 2 to 3 and parts of the site are accordingly expected to flood periodically. It is possible, if not likely, that some pollution exists within the stream given the suburban and urban nature of its catchment. However, the extent of any pollution is not usual for an urban stream in London and the Council's Environmental Health officers have not raised any concern regarding any potential pollutants that may be within flood waters.

Recommendation: Remains approval subject to a legal agreement and conditions as set out within the Committee Report

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Agenda Item 07

Supplementary Information

Planning Committee on 14 December, 2016

Case No.

16/4257

Location	Ealing Road Library, Ealing Road, Wembley, HA0 4BA
Description	Landscaping to library forecourt with addition of café (A3) and community and enterprise hub (B1/D1) modular units. Alteration to existing public highway including provision of additional footway, stopping up of part footway, and alteration to existing highway access. Replacement of windows and doors in library street facade. Gate to frontage.

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Following completion of the committee report, a further 2 letters of representation has been received. One is from the site immediately to the south, and supplements the representation made previously following the second of the consultation events at the library. The comments are summarised as follows:

- Concerns raised that the proposal would further increase the possibility of visitors using their site to park.
 - This is considered to have been addressed within the main report.
- Assurances sought that the café use will not generate noise, steam or odour which would affect neighbouring amenity.
 - A condition is suggested which would require details of this to ensure that there is no detrimental impact.
- Concern that more refuse will be created, and it is unclear where it would be stored and how frequently it would be collected. Concerns that this could exacerbate an existing problem with odour and vermin.
 - This is considered to have been addressed within the main report.
- Concern that the existing post box should not be relocated from the site.
 - Royal Mail is aware of the intention to move the post box and has raised no objection. Although a new location has not been formally agreed, the intention is not to move the post box further than is required.
- Concern that an element of the development would encroach on the public highway in front of this neighbouring site, and potentially affect access.
 - There is no desire to infringe access to this site, or any others, and access would be maintained.
- Concerns remain about health and safety of children who are unsupervised when in the rear garden, and climbing over the fence.
 - This is considered to have been addressed within the main report.

The second is from a neighbouring resident of Lyon Park Avenue. The comments are summarised as follows:

- Concerns raised about the loss of car parking and the impact on the wider town centre, given that Montrose Crescent car park is to be removed.
 - This is considered to have been addressed within the main report.
- Concerns that Ealing Road is already congested, and the increase in the number of events at the site and potentially at Wembley Stadium when Tottenham Hotspur play home games there, and potentially Chelsea the season after.
 - The site is within a CPZ, with restrictions on match days. Whilst this in itself would not

address all traffic issues, the proposal is not anticipated to materially increase traffic, as it is one site within a town centre. Details of the number and types of events at the site, and how they would be managed, would be the subject of the management plan required by condition.

- The events at the site have potential to cause environmental and noise pollution, especially if events run from 9am to 11pm, with setting up and clearing up or dispersal taking place outside of these hours. All local roads need to be kept open.
 - A condition requiring a management plan to be submitted to include, amongst other things, hours of use for the space is proposed. It is agreed with that events should not take place too early or too late as there are some residential uses nearby. The precise details would need to be provided by the applicant, which would need to be approved and accorded with. There is no plan to close any local roads for particular events.
- The new facilities must be available to the whole community.
 - It is agreed that this facility should not be more available to any one section of the community over others. This would reflect the existing library, which caters for the entire community.
- Additional rubbish generated will need to be dealt with.
 - This is correct. There is a condition proposed which requires details of this, and further details would also be required as part of the management condition.
- On-street drinking is already a problem, and there is concern that this will be exacerbated.
 - This is considered to have been addressed within the main report.

In addition, it is understood that a separate issue was raised directly with the Library Manager. A concern was raised about the potential loss of plaques on the existing benches. The importance of these plaques is understood, and the intention is to incorporate them into the new seating which would be part of the new courtyard.

In response to queries from the site visit by members it is advised that these matters relating to materials and the detail of the impact on public parking is covered in the main report. A further query was raised the disabled parking spaces to the rear of the site are intended to be for the use of staff and visitors to the library who would be running a particular event. Access would be controlled by the gate at the front of the site. In the event that two vehicles were to meet then one would have to reverse as there is no room to pass. However, this is likely to be a rare event, given that only 2 spaces are provided and so they are unlikely to be in constant use.

Recommendation: Grant permission with conditions

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Agenda Item 08

Supplementary Information Planning Committee on 14 December, 2016

Case No. 16/1698

Location	Flats 1-4 INC, First Floor Front and Cottrell House, 53-63 Wembley Hill Road, Wembley, HA9 8DL
Description	Demolition of the existing mixed use building and erection of a part 6, 8 and 10 storey building comprising 55 residential units, with 2 commercial units (Use class A1) located over ground and mezzanine floors fronting Wembley Hill Rd, and associated car and cycle parking spaces, bin stores, landscaping and amenity space

Agenda Page Number: 153-192

Additional information relating to piling disturbance and removal of condition 14

Additional information provided by the agent regarding prevention of piling disturbance has been reviewed by the Council's regulatory services. The information is deemed acceptable as it has been confirmed that a quieter piling technique (continuous flight auger) will be used. This removes the need for condition 14 (details of mitigation measures for piling) and it is recommended that this is not attached to this consent if members agree to grant permission.

Additional condition – Construction Method Statement

Since finalising the committee report, the Council's Environmental Health Enforcement Officer has recommend that the approval and implementation of a Construction Method Statement is secured through condition due to the proximity to residential dwellings, relating to the control of dust, noise and other environmental impacts during construction. It is recommended that an additional condition is added, securing the approval of details prior to the commencement of works.

Change to condition 2 (approved drawings)

The revision numbers for two drawings referred to in condition were incorrect and the following changes are recommended:

- Drawing no.11473-A-05-101 GA PLAN First Floor Plan being changed from revision V to revision W
- Drawing no. 11473-A-05-105 GA PLAN Fifth Floor Plan being changed from revision T to revision U

Removal of Section 106 Heads of Terms

The applicant has requested that the requirement to retain the scheme architects is removed from the Section 106 Heads of Terms. Officers do not consider it reasonable or necessary to include this obligation and recommend that it is removed. The following is recommended to be removed:

- h) The architects for the scheme shall be retained on at least a consultative basis for the delivery and construction of the development;

Recommendation: Remains approval subject to the Section 106 legal agreement and conditions, amended in accordance with the changes set out in the Supplementary Report (removal of condition 4, amendment to condition 2, additional condition (Construction Method Statement) and removal of Section 106 Heads of Terms (h)).

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Agenda Item 10

Supplementary Information Planning Committee on 14 December, 2016

Case No. 16/4010

Location	Warranty House, Dudden Hill Lane, London, NW10 1DD
Description	Proposed demolition of all existing buildings and construction of part five / part six / part seven / part eight / part nine storey buildings comprising 136 residential units (Use Class C3, comprising of 42 x 1 bed, 56 x 2 bed and 38 x 3 bed flats) and community/retail floorspace (Use Classes D1/A1/A3); related lower ground car park comprising 44 car parking spaces; cycle parking, vehicular access; footways; landscaping; plant and associated works.

Agenda Page Number: 221 - 262

Members have sought clarification on the following matters.

Relationship of block A to front of the site and with footpath:

Earlier proposals (including the pre-application presentation) have always shown a frontage building being sited close to the back edge of the footpath and broadly in line with the petrol station canopy, this proposal remains consistent with this approach.

The lower 5-storey element of block A will be sited furthest forward, and as this will have a commercial unit at ground floor it is considered important for this to have a close relationship to the street if this commercial unit is to successfully provide activity at street level. A generous set back of between 9.6m to 10m is proposed for floors six to nine which appropriately concentrates this height and massing away from Dudden Hill Lane.

An important point to note is that due to the nature of existing land uses there is no established building line along the eastern side of Dudden Hill Lane.

For these reasons the relationship proposed between block A and the site frontage and footpath are considered to be appropriate in urban design and streetscene terms.

Additional imagery has been provided by the applicant to further demonstrate this relationship.

Is there a mechanism to secure continued D1 use on site?

This is discussed in paragraph 17 of the Committee report. Condition 29 requires a period of 6 months active marketing be undertaken of the largest commercial unit (516sqm) for D1 nursery use and/or D1 uses (excluding as a place of worship). A Marketing Report to demonstrate lack of demand for D1 floorspace is subject to the approval in writing of the Council before any alternate A1/A3 use can be implemented on site.

This approach will ensure that reasonable efforts are made to maintain a D1 presence on the site in the first instance, and should the evidence demonstrate a lack of demand for this type of use then alternate uses may be implemented. Officers consider this flexible approach to be reasonable.

Allocation of resident's parking spaces:

The applicant has confirmed residential car parking spaces will be available to all future purchasers on a first come first served basis, regardless of tenure, size of unit and/or which Building the residential unit is located within. For the avoidance of doubt, this means that the applicant would be willing to sell residential parking spaces to the Registered Provider of the Affordable Housing, should there be demand.

An additional consultee response has also been received since the report was published.

NHS position:

It is discussed in paragraph 13 of the Committee report that prior to submitting the application there was dialogue between the applicant and the NHS, who lease Warranty House. The applicant discussed with the

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NHS the prospect of re-providing the existing facility on site, however at that time the NHS was pursuing an estate strategy to consolidate their sites and deliver a Brent/Harrow hub. As the NHS's projected timescales for delivery of this combined hub did not align with timescales for delivery of the proposed development the NHS was not in a position to make any commitment to remaining on site.

The NHS have since advised their strategy has changed and whilst they would welcome a continued presence on site the D1 floorspace would not be suited to their service. Alternative premises are now actively being sought and they will leave the site when new premises are found.

Committee report correction:

It should be noted that the 'floorspace breakdown' table on page 5 of 41 of the report (page 223 in the agenda pack) is missing the correct quantum of 'new' D1 floorspace. It should show 'new' as 516sqm and 'net' as 20sqm.

Recommendation: Remains approval subject to a legal agreement and conditions as set out within the Committee Report

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