



Planning Committee Supplementary

Wednesday 18 January 2017 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

For further information contact: Joe Kwateng, Governance Officer
020 8937 1354; joe.kwateng@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:
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

ITEM	WARD	PAGE
4. 750 - 756 Harrow Road, London NW10 (Ref. 16/4565)	Queens Park	1 – 2
5. 91D - F Mora Road, London NW2 6TB (Ref. 16/4054)	Mapesbury	3 – 4
6. Roseland Care Home, 57 Draycott Avenue, Harrow HA3 0BL (Ref 16/3377)	Kenton	5 – 6
7. 30 Beaumont Avenue, Wembley, HA0 3BZ (Ref. 16/4273)	Sudbury	7 - 8

Agenda Item 04

Supplementary Information Planning Committee on 18 January, 2017

Case No. 16/4565

Location	750 - 756 Harrow Road, London, NW10 5LE
Description	Demolition of the existing buildings on site and redevelopment for a mixed use development comprising two buildings of 5 storey (plus basement) and 2 storeys, to provide 17 residential (Class C3) units and 461sqm (GIA) of commercial (Class B1) floor space over ground and basement levels. Ancillary residential space is provided at ground and basement levels, and includes residents' amenity space, cycle and refuse stores, and enclosed plant. A separate commercial refuse store and cycle store are provided at ground floor level.

Agenda Page Number: 27

1. Site visit:

1.1 Members carried out a site visit on Saturday 14 January and viewed the site and surrounding properties from Harrow Road and from within the site. A particular question was raised regarding the Harrow Road elevation and the visual impact of the louvres. This is addressed by a proposed additional condition.

2. Further representations:

2.1 An email was received from the Kensal Triangle Residents Association (KTRA) on the 13th of January 2017. The email stated that the proposal was well designed and a high quality development. However there are concerns with the Veterinary Centres right to light, access to the green roof by residents, the functioning of the Vet Centre and the height of the building as proposed. The majority of comments do not raise any material considerations that have not already been addressed in the Committee Report. With regard to the green roof element this will not be accessible to residents and therefore it is considered that there would be no material harm caused to the Veterinary Centre.

2.2 An email sent on behalf of the residents of No.1 and 2 Regent Street was received on the 17th of January 2017. This email requested that in the event that permission were to be granted that an ecology condition requiring a survey of nesting birds be undertaken on the rear elevation of the existing warehouse and that vegetation should not be removed during the nesting season. In addition to this they have requested that draft condition 11 concerning the Construction and Environmental Management Plan be revised to include arrangements for consulting local residents.

2.3 In response to these points, your officers acknowledge the potential for the rear part of the site to have some ecological value albeit the likelihood is low and it is reasonable in this particular case to seek limited further information via condition. With regard to the Construction and Environmental Management Plan condition this will include details of measures that will be taken to control dust, noise and other environmental impacts of the development and that are controlled by Environmental Health legislation. Your officers will undertake proportionate neighbour consultation as part of discharging condition however the condition itself does not require re-writing to do so.

3. Additional conditions:

3.1 In the event that Members are minded to grant planning permission, your officers recommend the following conditions be added to those already listed in the draft decision notice:

17. No above ground construction works shall be commenced unless further details of the Harrow Road elevation of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- the provision of long views from both directions along Harrow Road showing the Harrow Road elevation of the building;
- detailed drawings at a suitable scale such as 1:20 or 1:50 of the Harrow Road louvres to show their

- design including thickness, angle, spacing between and means of fixing to the building and or the ground; or
- a suitable alternative front elevation design in the event that louvres are omitted

The building shall be constructed in accordance with the approved details and shall be retained as such for the lifetime of the development.

Reason: in the interests of the character and appearance of the building and the area and the pursuit of good design.

18. No demolition works concerning the existing warehouse at the rear of the site shall take place until an ecological survey of nesting birds has been undertaken and appropriate mitigation measures submitted to and approved in writing by the Local Planning Authority. The mitigation measures, which may include limitations on the removal of vegetation if necessary, shall be carried out in accordance with the approved details.

Reason: To prevent the loss of biodiversity in accordance with paragraph 118 of the NPPF.

Recommendation: Remains as set out in the Committee report plus the above two conditions.

DocSuppF

Agenda Item 06

Supplementary Information Planning Committee on 18 January, 2017

Case No. 16/4054

Location	91D-F INC, Mora Road, London, NW2 6TB
Description	Erection of a part two and part three storey building providing 3 self-contained flats (2 x 1bed and 1 x 3bed) with associated car and cycle parking space, bin stores, landscaping and amenity space

Agenda Page Number: 63

This application is removed from the agenda while some questions in respect of a procedural matter are investigated further.

Recommendation: Not applicable

DocSuppF

This page is intentionally left blank

Agenda Item 05

Supplementary Information Planning Committee on 18 January, 2017

Case No. 16/3377

Location	Roseland Care Home, 57 Draycott Avenue, Harrow, HA3 0BL
Description	Demolition of existing care home building and erection of a two storey building with a converted loft space and basement level to provide 5 self-contained flats (2 x 3 bed and 3 x 2 bed) with associated car and cycle parking spaces, bin stores, amended drop kerb and landscaping (Revised proposed plans to show adjustment of building location and revised forecourt plans).

Agenda Page Number: 81-96

Double yellow lines have recently been painted on Draycott Avenue. Members have queried whether has been taken into account when considering the highways implications of the proposal.

The parking restrictions were taken into account when considering the proposal. The parking survey that was submitted by the applicant was undertaken in December and took into account the parking restrictions, which are also shown in the parking survey report, and this report was considered by the Council.

Recommendation: Remains approval subject to the conditions set out within the Committee Report.

DocSuppF

This page is intentionally left blank

Agenda Item 07

Supplementary Information Planning Committee on 18 January, 2017

Case No. 16/4273

Location	30 Beaumont Avenue, Wembley, HA0 3BZ
Description	Demolition of existing three-bedroom bungalow and erection of 2-storey building comprising 2 x 3 bedroom semi-detached dwelling houses, with new vehicular access, provision of 2 off street car parking spaces. bin stores, landscaping and amenity space

Agenda Page Number: 97-114

Construction Management Plan / Construction Method Statement.

The recommendation for the planning application refers to a condition requiring the approval of a Construction Management Plan. A Construction Method Statement was submitted with the application and Environmental Health have commented that this is acceptable. It is recommended that an additional condition is added requiring the construction of the development to be carried out in accordance with the Construction Method Statement hereby approved.

Incorrect informative No. 4

An informative is included in the draft decision notice relating to a Construction Method Statement. This should be replaced with an Informative advising the applicant to contact the Brent Council Head of Highways & Infrastructure to arrange for the crossover works to be undertaken.

Recommendation: Remains approval subject to the conditions set out in the committee report and an additional condition relating to the Construction Method Statement and the replacement of Informative 4.

DocSuppF

This page is intentionally left blank