



Planning Committee Supplementary

Wednesday 24 May 2017 at 7.00 pm

Grand Hall - 1st Floor, Brent Civic Centre, Engineers
Way, Wembley, HA9 0FJ

Membership:

Members

Councillors:

Agha (Chair)
Moher (Vice Chair)
Choudhary
Colacicco
Daly
Hylton
Maurice
W Mitchell Murray

Substitute Members

Councillors:

Ahmed, A Choudry, Ezeajughi, Hoda-Benn,
Kabir, Naheerathan, Pitruzzella and Thomas

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 Meeting Room 3
(1M-003), First Floor, Civic Centre**

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

| ITEM | | WARD | PAGE |
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| 3. | 16-2629 Minavil House, Rosemont Road, Wembley, HA0 4PZ | Alperton | 1 - 2 |
| 6. | 16-5444 2A, Preston Waye and 283, 285 and 287 Preston Road, Harrow, HA3 | Barnhill | 3 - 4 |
| 7. | Parking Spaces rear of 181-189, East Lane, Wembley | Northwick Park | 5 - 6 |
| 9. | 17-1000 19 Christchurch Avenue, London, NW6 7QP | Brondesbury Park | 7 - 8 |

Agenda Item 04

Supplementary Information Planning Committee on 24 May, 2017

Case No.

16/2629

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|-------------|---|
| Location | Minavil House, Rosemont Road, Wembley, HA0 4PZ |
| Description | Demolition of existing two storey commercial buildings and erection of a mixed used development ranging from ten to twenty six storeys in height, comprising 251 residential flats (83 x 1bed, 136 x 2bed and 32 x 3bed), 1,942 sqm retail foodstore (Use class A1) on the ground floor, 622sqm of office space (Use Class B1) on the first floor, 634sqm retail floorspace for flexible use as cafe, bar or restaurant (Use class A1, A4 or A3) at lower ground floor and ground floor level; together with associated vehicular access, car and cycle parking spaces, bin stores, plant room, landscaping and private and communal amenity space. |

Agenda Page Number: 11

Reference to Affordable Housing provision in Legal Agreement

Following completion of the main report it has been considered further whether it is reasonable for the section 106 legal agreement to refer specifically to Genesis Housing as the Registered Provider. It is certainly important that a Registered Provider is referenced given that the tenure mix is unusual, and may not be acceptable in all locations and circumstances. However, it is considered that an alternative wording which refers to Genesis Housing or another Registered Provider as approved by the Council is both sensible and reasonable. In addition, the wording within the agreement should refer to a minimum of 32 affordable rental units and 194 intermediate units as there would be no objection to the provision of additional Affordable Housing. It is recommended that the Section 106 Heads of Terms are amended to reflect these matters.

Tree to be retained

During the committee site visit, members questioned whether the retention of the silver birch tree adjacent to the canal (as currently proposed) is feasible. The Council's tree officer has commented that while it may be feasible to retain the tree, there is some risk of damage due to the proximity of the development to the tree. There is no objection to the removal of the tree providing suitable replacement trees are planted. This can be secured through condition 19 as set out within the committee report.

Recommendation: Remains approval subject to the Stage 2 referral to the Mayor of London, conditions and a section 106 legal agreement, with amendments to the Heads of Terms to refer to a minimum of 32 Affordable Rent and 194 Intermediate units and to Genesis or other Registered Provider approved by the Council.

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Agenda Item 07

Supplementary Information Planning Committee on 24 May, 2017

Case No. 16/5444

| | |
|-------------|--|
| Location | 2A, Preston Waye and 283, 285 and 287 Preston Road, Harrow, HA3 0QQ |
| Description | Demolition of the existing buildings and construction of a four storey building with a basement level providing 25 self-contained flats (11 x 1bed, 10 x 2bed and 4 x 3bed) with associated vehicular crossover off Preston Waye, car and cycle parking spaces, bin stores, amenity space and ancillary gym for private use by the residents |

Agenda Page Number: 107-132

CIL calculation

Changes have been made to the CIL calculation following plans of the existing dwellinghouses being submitted to the Council.

Sustainability

The applicant's sustainability statement has been reviewed independently.

Some amendments were made to the statement following comments being raised. A new statement was submitted to the Council on 22/05/2017.

The proposed regulated development with the renewable energy incorporated is confirmed to emit 25.49 tonnes of Carbon Dioxide per annum. This achieves a 35.27% reduction on the minimum building regulations as required within the London Plan, although does not achieve the zero carbon goal and as such requires an offset payment. The offset payment shall cover a 30 year period of emissions, with the payment being equivalent to £60 per tonne per annum. This payment will be secured through the Section 106 agreement, and a new head of term is to be added as follows "obligation to pay carbon offset contribution".

SAP calculations have been formulated by sampling 10 dwellings, modelled across the ground, mid and top floor. This is a good sample.

A 14.79% reduction in regulated emissions is achieved at the 'be lean' stage.

It is accepted that a development of this scale cannot viably make use of a Combined Heat and Power source due to management costs.

A roof plan has been provided showing the location of the proposed panels. It is not clear if the panels will be flat mounted or on a-frames. If they are to be on frames evidence should be provided to demonstrate that they will be spaced to prevent shading each other. The following condition is therefore proposed to secure and approve further details of the array:

"Prior to the commencement of the development, full details of the proposed solar PV array, sufficient to meet a 35% carbon dioxide emissions reduction on Part L 2013, shall be submitted to and approved in writing by the Local planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence until full Design Stage calculations under the Standard Assessment Procedure have been submitted to and approved in writing by the Local planning Authority to show that the development will be constructed in accordance with the approved Energy Strategy and achieved a 35% reduction in carbon dioxide emissions.

Prior to first occupation of the development, evidence (e.g. photographs, installation contracts and as-built certificates under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with approved Energy Strategy and achieved a 35% reduction in carbon dioxide emissions.

Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan Policy 5.2."

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The report appropriately discusses the measures incorporated at each stage of the cooling hierarchy. It is agreed that overheating analysis does not need to be provided for a development of this scale.

The report includes details of the proposed water use and confirms that internal water use has been calculated at 104.8L/person/day. This is considered to effectively meet the 105L/person/day requirement. A condition will be attached as follows:

"Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: to reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems in accordance with London Plan Policy 5.15."

The report includes a sustainability statement and includes a suitability checklist which shows an indicative sustainability compliance rating of 49.3%.

Overall, the sustainability of the proposal is considered to be acceptable subject to the two conditions and additional S106 head of term as detailed above

Recommendation: Grant consent, subject to the conditions and S106 heads of terms as specified within the draft decision notice as well as two additional conditions and a new S106 head of term as detailed above

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Agenda Item 08

Supplementary Information Planning Committee on 24 May, 2017

Case No.

17/0769

| | |
|-------------|---|
| Location | Parking Spaces rear of 181-189, East Lane, Wembley |
| Description | Erection of a two storey three bedroom dwellinghouse with associated new vehicular crossover, car parking spaces, cycle and bin stores, landscaping and amenity space (modification to application 16/1338) |

Agenda Page Number: 133-150

Objection from Cllr Daly (Sudbury Ward)

Cllr Daly representing the neighbouring ward of Sudbury objected to the proposal on 17/03/2017, although this objection was not originally addressed within the report.

Cllr Daly objected to the proposal on the following grounds:

| Grounds of objection | Response |
|---|---|
| The site is a commercial car park vital for servicing the retail businesses at 181-189 East Lane. Since the current owners has prevented use there has been increased danger because of service vehicles parking at top of Harrowdene Road obstructing a very busy and challenging junction. | This has been raised by other objectors and is addressed within the fourth ground of objection in the original consent (page 137). |
| The proposal to convert a commercial site vital to servicing of local businesses and utilities is not acceptable. | This has been raised by other objectors and is addressed within the fourth ground of objection in the original consent (page 137). |
| The applicant gives no information with which to assess impact on immediate residential neighbours including the degree the proposed dwelling will be separated from neighbours, the degree it will be built out from neighbours back boundary and the loss of light to neighbours. The degree to which neighbours will be overlooked, the planned incorporation of 7-8 Parking spaces. | The plans provided are sufficient to assess the impact on the relevant neighbouring properties in accordance with our SPG17 guidance. The plans clearly indicate the proposed placement of the house. Details of this impact are within paragraphs 3.1 – 3.6 (page 140 and 141) |
| The site houses service obligations including access to network Rail and TFL for emergency and servicing purposes. There is also a need to access major sewer pipe. | These aspects have all been considered by the relevant statutory bodies. Details of this are on page 139 of the agenda pack. |

Recommendation: Grant consent, subject to conditions and informative set out on decision notice.

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Agenda Item 10

Supplementary Information Planning Committee on 24 May, 2017

Case No. 17/1000

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|-------------|---|
| Location | 19 Christchurch Avenue, London, NW6 7QP |
| Description | Conversion of single dwelling into 5 self-contained flats (2 x studio, 1 x 1bed, 1 x 2bed and 1 x 3bed), with associated refuse storage and cycle parking |

Agenda Page Number: Item 9, pp 163-176, 17/1000, 19 Christchurch Avenue,

Revisions received:

Drawings added 15/5/17:

15026 PJ 02.00 rev B (supersedes rev A)- adds details of landscaping, boundaries, refuse and cycle stores. This was requested by officers to clarify details of appearance of these features.

15026 PJ 02.02 rev B (supersedes revA)- adds detail of front boundary. This was requested by officers to clarify the appearance of the boundary on the streetscape.

Objection received 23/5/17:

An objection was received from a member of the public on the 23/05/2017 that raised the following matters:

1. A request for two specific conditions have been made concerning the following:

- i. Removal of permitted development rights for the building
- ii. Removal of the existing outbuilding

2. The outbuilding has not been shown on the submitted plans

Officers response to matters raised:

1. Request for conditions

i. The proposal would see the building converted to self-contained flats. As such if this permission is implemented in the future this would immediately remove permitted development rights including alterations and extensions to the flats and building as only single family dwellinghouse benefit from permitted development rights that are considered against Schedule 2 Part 1 of the General Permitted Development Order 2017 (as amended). Imposing a condition to remove permitted development rights would therefore not be correct in planning terms as the building would not benefit from permitted development rights anyway.

ii. The outbuilding already benefits from a lawful development certificate obtained following an appeal which has been discussed in the main body of the committee report. As the structure is considered to be lawful it would not be correct in planning terms to impose a condition requiring its removal. Informative and suitable conditions regarding its lawfulness and use have already been added and are discussed in the committee report.

2. The outbuilding is shown on plan No. 15026 PJ 02.00 rev B. It was also shown on a revision of the same drawing which has been publicly available since 5th May 2017.

Objections from Cllr Shaw and Cllr Ward:

Request received 23/5 from Cllr Ward to have their objections formally recorded.

Cllr Shaw objection (general, no content) already received and on file, 19/4/17.

Cllr Ward objection (parking) received 23/5/17- already covered in report sections 5.1 to 5.3

Recommendation: Remains as set out in the Committee report

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