



Supplementary Planning Committee

Wednesday 22 January 2020 at 6.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Denselow (Chair)
Johnson (Vice-Chair)
S Butt
Chappell
Hylton
Mahmood
Maurice
Sangani

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo and
W Mitchell Murray

Councillors

Colwill and Kansagra

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

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The press and public are welcome to attend this meeting

Members' briefing will now take place at 5.00pm in the Members' Suite (4th floor, Civic Centre).

Please note this meeting will be filmed for live broadcast on the Council's website. By entering the meeting room you will be deemed to have consented to the possibility of being filmed and to the possible use of those images and sound recordings for webcasting.

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences**- Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party of trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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7.	Playground, Salusbury Primary School, Salusbury Road, London, NW6 6RG (Ref.19/2136)	Queens Park	9 - 10

Date of the next meeting: Tuesday 18 February 2020



Please remember to switch your mobile phone to silent during the meeting.

- The Conference Hall is accessible by lift and seats will be provided for members of the public on a first come first served principle.

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 22 January, 2020

Case No. 19/0395

Location	1 Olympic Way, Wembley, HA9 0NP
Description	Erection of upto 7 storey roof top extension to the existing building to create 90 flats; erection of a rear extension to existing building to create a new 15 storey block (including a 2 storey under-croft for vehicular and pedestrian access) to create 26 flats, conversion of existing 8th floor office space to create 3 flats, creating a total of 119 self-contained flats; infilling of ground floor undercroft of existing building to form new ground floor uses comprising retail floorspace (A1, A3, A4) and office floorspace (B1), creation of first floor podium above existing car parking space to provide a landscaped amenity space for residents with associated cycle and refuse storage, creation of public access alongside Wealdstone Brook and refurbishment of existing building facades to No. 1 Olympic Way (including replacement of windows) (Revised description)

Agenda Page Number: 11 - 52 (January 2020 Committee)

Additional objection

On the 17th January 2020, a further comment of objection was received from a representative of the neighbouring site at 3 Olympic Way. The grounds of objection are as follows:

Ground of objection	Officer response
The plans do not show the relationship with 3 Olympic Way, the separation distances cannot be determined given the lack of detail.	The plans clearly show the separation between the proposal and the red line boundary between 1 Olympic Way and 3 Olympic Way. As such, the plans achieve sufficient detail.
The positioning of the new building on the boundary with 3 Olympic Way means that 3 Olympic Way may be compromised in terms of the compliance expected within SPD1 guidance (9m and 18m separations between sites). The relationship between the new building on the boundary with 3 Olympic Way therefore reduces the viability of re-development on the 3 Olympic Way site.	This is addressed in paragraph 37 of the committee report. Officers consider that the development is sensitive to SPD1's 9m and 18m criteria in all respects. Since no windows are proposed in the side elevation of the new part of the building facing towards 3 Olympic Way, the neighbouring site (if redeveloped with north facing habitable room windows) would need to position its northern façade at least 9m from this wall to achieve reasonable outlook in line with guidance expectations. This 9m separation is a general guidance expectation between all sites where facing windows would look across other sites. As such, officers do not consider that 3 Olympic Way is compromised in terms of deliverability since these standards are being upheld in this scenario as they would be across the borough.
The report fails to consider the impact of the development on pre-application proposals, instead only discussing impact specifically in the context of the prior approval scheme. It therefore fails to deliver comprehensive	Given that the prior approval scheme at 3 Olympic Way is an extant consent it reasonably warrants consideration in terms of impact, and the potential impacts have accordingly been considered. However, the adjoining site may be

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development.

developed, which could take a number of forms such as extension and alteration of existing buildings or the comprehensive redevelopment of the adjoining site. Consideration has accordingly be given to the potential impact on the adjoining site, treating that site as a development site. The pre-application submission has not been submitted within a formal planning application and does not benefit from planning consent. It is therefore not considered appropriate to test the impacts on that scheme to the same extent as an existing or consented development. Nevertheless, the potential impacts on the adjoining site have been considered and the relationship between the proposed building and the adjoining site (as discussed in the main committee report) is considered to be acceptable.

It is not considered that the proposed development unduly prejudices the development potential of the adjoining site. It is also not considered reasonable or necessary to require both 1 and 3 Olympic Way to be delivered as one comprehensive development. Instead it is considered to be reasonable and appropriate to consider whether this scheme has an appropriate relationship with the adjoining site, as discussed previously.

The daylight and sunlight report indicates a detrimental impact on the consented prior approval scheme at 3 Olympic Way in terms of VSC testing.

Officers acknowledge the instances where BRE guidance is not achieved in respect of daylight and sunlight, although consider that the wider benefits of the scheme outweigh this harm. Daylight and sunlight has been discussed in detail in the main report.

The proposed development at 1 Olympic Way creates a loss to VSC which is a greater loss than the refused scheme at Willesden Green Garage (ref: 17/5291), indicating that this level of harm would not normally be accepted.

The referenced planning application was allowed at appeal and is now a consented development. The inspector concluded that the benefits of developing the brownfield site outweighed the harm, including the daylight and sunlight harm. Nevertheless, each scheme must be considered on its merits having regard to the context of the site.

It is requested that if planning permission were to be granted, a condition be attached to the decision notice to require the pedestrian access-way be completed and adopted by the Council and Highway Authority prior to occupation of the development at 1 Olympic Way to ensure the benefits can be shared by the local community at the earliest convenience.

Officers consider ensuring completion and public accessibility of this route prior to occupation to be a reasonable requirement, especially given that one of the main residential accesses is entered from the pedestrian access way. Conditions will be amended to ensure this. However, requiring the route to be formally adopted is not considered reasonable; this has not been requested by Brent's highways officers.

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Further to the above discussion, in the interests of ensuring that the public benefit of the pedestrian route is delivered alongside the development, condition 3 is to be varied to include the following wording (changes in **bold**):

“From the first occupation of the development hereby approved, the pedestrian route between the building on the site and the southern boundary of the site shall remain unobstructed and publically accessible for pedestrians at all times for at least 364 (three hundred and sixty-four) days per calendar year, except during discrete temporary periods of footway maintenance.

Reason: To ensure the development improves local pedestrian permeability for the benefit of local residents and visitors.”

Also, for the same purpose, Condition 21 is to be varied to include the following wording (changes in **bold**):

“Within six months of the commencement of the development, details of landscaping improvements, external lighting, surfacing materials and details of retractable bollards at the western end to be used along the east-west route between the building on site and the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate a safe and high quality environment along the route, including within the undercroft area. The development shall thereafter be carried out in full prior to first occupation of the development and maintained in accordance with the approved details.

Reason: To ensure a safe and inviting environment is established along the new pedestrian route forming part of the proposal.”

Clarification on the approach to cladding

The applicant has submitted information setting out that they consider that the cladding on the existing building can be re-painted to precisely match the new cladding panels. Officers would require further information to ensure that the panels would appear identical in every respect as cladding panels that do not could result in a building that is harmful to the character and appearance of the area. As such, the following additional condition is recommended:

The existing building shall be re-clad with cladding panels identical in appearance to those used for the extensions to the building hereby approved unless details are submitted to and approved by the writing by the Local Planning Authority which demonstrate that the existing cladding panels will be repainted in a way that results in an appearance that is identical in every respect to the new cladding panels and the development is thereafter carried out in full accordance with the approved details. This shall include samples of the painted cladding panels together with the cladding panels for the extensions to the building.

Reason: To ensure the visual appearance of the building is appropriate.

Recommendation: Following the above discussion, Officers continue to recommend approval of the development subject to a suitable Section 106 obligation, stage 2 referral to the GLA and to the imposition of the conditions in the decision notice, the changes to those conditions set out in the supplementary report and the additional changes to those conditions as discussed above.

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 22 January, 2020

Case No. 19/1305

Location Preston Library, Carlton Avenue East, Wembley, HA9 8PL
 Description Redevelopment of Preston Library including erection of a part 2 to part 4 storey building comprising a library on ground floor and 12 self-contained flats, provision for private amenity space, parking, cycle and refuse storage, new access and associated landscaping.

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Additional Comments:

One additional objection and two further comment from households who objected previously have been received since the committee report has been published. A summary of the matters raised is set out below:

Point of objection	Officer response
Proposal contrary to Local Plan as a result of the loss of community facilities including parking.	The loss of community facilities is discussed within paragraphs 6 to 12 of the committee report.
Loss of community space not mitigated by having a replacement smaller library.	The replacement floorspace is discussed in paragraphs 6 to 12 of the committee report.
Land and building mainly used as a library since 1960s. Protected use for a library on this site.	The site falls within use class D1 and in planning terms is not restricted for use as a library only. Condition 4 recommends restriction the occupation of the ground floor for community events and community activities and for no other uses within use class D1.
Library users have not been fully consulted on the proposal including a smaller library space and loss of 5 car parking spaces. This would result in the likely loss of certain activities such as the Memory Lounge in the redeveloped building.	Public consultation on the planning application has been carried out in accordance with legislation and Brent's Statement of Community Involvement. Comments of objection and support have been considered and discussed within the main committee report. The redeveloped library space would still provide opportunities for community activities as discussed within paragraphs 8 to 11 of the main committee report. Reduction in car parking has been considered within the "transport" section of the main committee report.
No opportunity for members and volunteers of the community library to attend Library AGM and discuss the redevelopment plans. Only minority (mainly library management committee members) support the redevelopment	As discussed above, public consultation on the planning application has been carried out in accordance with legislation and Brent's Statement of Community Involvement.
New proposal been set out by local resident to retain current library space and provide 5 flats	No formal planning application has been submitted for consideration of an alternative scheme. The Planning Committee are required to consider the proposal as submitted and not an alternative option of the site.
Over development of the site including the failure to provide the amenity space standards set out in the Local Plan.	Amenity space is discussed within paragraphs 53 to 61 in the main committee report.

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<p>Amenity space still not correctly calculated in the officers' report.</p>	<p>A table breaking down the amenity space calculation is provided in paragraph 58 of the main committee report.</p>
<p>On street parking availability based on 2013 night-time survey which does not reflect current parking situation. The library requires daylight parking and there is no parking available in the surrounding streets during the daytime.</p>	<p>The availability of on street parking is discussed within paragraphs 66 to 69 of the main committee report.</p>
<p>Lack of parking is likely to result in unauthorised parking within the forecourt of nearby businesses including the veterinary practice.</p>	<p>Unauthorised parking in a private forecourt is a matter to be enforced by the land owner. Nevertheless, as discussed in paragraphs 64 to 69 of the main committee report, it is considered that there is sufficient availability of on street parking to accommodate the users of the library and proposed flats, including the option of providing additional pay and display bays if required.</p>
<p>Loss of privacy and amenity for nearby residential buildings including those opposite on Carlton Avenue East.</p>	<p>Privacy is discussed within paragraphs 41 to 44 of the main committee report. SPD1 sets out for sites within an existing street scene, the distance between front elevations should normally be determined by the character of road widths or set-backs from roads in the area. A separation distance of over 28m is maintained between the new building and the residential windows of Nos. 131 to 137 Carlton Avenue East which is consistent with the separation distance between front elevations along Carlton Avenue East. It is therefore considered that an acceptable level of privacy is maintained.</p>
<p>Demolition the building and rebuilding is unsustainable. Refurbishing the existing building significantly reduces the carbon impact of the development.</p>	<p>The carbon emissions from the new building is discussed within paragraphs 92 to 94 in the main committee report. This highlights that there will be a 35.3% reduction in carbon dioxide across the whole development. Condition 19 secures appropriate off setting measures for the development's carbon emission in line with adopted London Plan policy.</p>
<p>Contrary to the Local Plan policies for character, the protection and enhancement of the suburban character of Brent</p>	<p>This matter is discussed within paragraphs 22 to 25 in the main committee report</p>

Recommendation: Remains to grant permission subject to conditions as recommended in main report.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 22 January, 2020

Case No. 19/2378

Location	Granville Centre, 80 Granville Road, London, NW6 5RA
Description	Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.

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Minor amendments to text within the report

The word 'submitted' was included in paragraph 6 which should not have been. The paragraph should read as follows:

London plan paragraph 2.14 includes South Kilburn as an area for regeneration. The South Kilburn Masterplan SPD has identified the Carlton and Granville Site as one capable of delivering a mix of uses as part of the broader regeneration of the South Kilburn area, which has traditionally suffered from high unemployment rates (p.14 of South Kilburn Masterplan SPD). The community enterprise hub is considered to serve a community appropriate need subject to a management plan securing benefits to the local community in the form of subsidised space for events/meetings, employment, and training opportunities improving community interaction.

The word "no" was omitted in error within paragraphs 45 whilst one incorrect word was used in paragraph 46. These paragraphs, which conclude that there would be no harm to the Conservation Area, should read as follows:

45. The proposals would not significantly impact upon the character or setting of the South Kilburn Conservation Area, with glimpses of the development that may be possible from the Conservation Area not inconsistent with the broader form of development visible in the locality. The proposals are a sufficient distance from any other heritage assets in the locality and not considered to unduly impact upon their setting or significance. Therefore, although visible from the conservation area the impact would be very limited and not have a bearing on the significance of the heritage asset. When considered against the requirements of the NPPF there would be no harm to the Conservation Area.
46. On balance, the proposals overall are considered to preserve the historic character of the buildings and locality. No harm is considered to arise to the Conservation Area. The proposed replacement building would be of an appropriate high quality modern design and the public benefits of 18 affordable homes with high proportion of family homes and improved accessible community facilities are considered to clearly outweigh any impact to the nearby heritage assets.

Additional comment received

Since the publication of the report an additional comment has been received on behalf of Granville Community Kitchen and The Otherwise Club, who also directly emailed their representation to Councillors.

Summary of comments and response

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Comment	Response
No information about change of use in application.	The proposed uses were specified in the description of development and on the plans and sufficient information was included in the submission to demonstrate the scope of the proposed development as assessed in the report.
No evidence workspace is wanted or needed by community.	South Kilburn Masterplan SPD encourages a mixed use of the site, as supported by local referendum. A management plan, secured through condition, would secure long term community benefits. The need for the workspace for the local community has been identified and accordingly reflected within policy the South Kilburn Growth Area policy of the draft local plan (policy BSEGA1) which specifies the "Retention of the Granville Centre enterprise hub...".
Single community and D1 use of the site.	Refer to planning history and principle sections of report.
Application should be withdrawn as information was submitted after end of consultation period.	The proposals have been consulted on, the additional clarification put forward by the developer did not materially alter the proposed development or alter the proposals. Appropriate consultation has been undertaken in accordance with statutory requirements.
South Kilburn Growth area cannot ignore the needs of vulnerable communities.	Refer to principle section of main report.

Online Petition

As of 1pm Tuesday 21/01/2020 the number of signatories to the change.org "Would you like to see Rumi's Cave Continue" online petition stands at 2,217 (increased from 2,199 as reported in consultation section).

Recommendation: Remains approval subject to conditions as set out within the main report.

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Agenda Item 7

Agenda Item 07

Supplementary Information Planning Committee on 22 January, 2020

Case No. 19/2136

Location Playground, Salusbury Primary School, Salusbury Road, London, NW6 6RG
Description The material change of use from a school to a mixed use as a school and a Sunday only farmers market; and for a temporary period of 18 months a market on Friday evenings only.

Agenda Page Number: 169-187

Since the publication additional comments have been received from previous objectors (Queens Park Resident Association and 2 residents):

Summary of comments:

Comment	Officer Response
Cannot attend meeting, should not be taken as indication that concerns/objections have gone away.	Previous objections and comments have been taken in considered for the assessment of the application and decision making .
How will Friday nights be monitored?	Should noise and nuisance or unlawful parking occur, residents may raise concerns with relevant parts the local authority (e.g reporting a noise complaint). The management plan is conditioned to mitigate potential harm form the proposals.
Parking problems in locality leading to anti-social behaviour.	Refer to previous consultation replies and highways section.
Effect on local business unfair.	Refer to previous consultation comments.
Committee should defer the application until traffic management plan is submitted to address long standing traffic issues in the area and potential impacts form development.	Refer to highways section. It is not considered necessary or appropriate to defer the consideration of this planning application

Recommendation: To grant consent subject to conditions set out in the main report for a temporary period of time.

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