



## Planning Committee

**Thursday 26 November 2020 at 6.00 pm**

This will be held as an online virtual meeting

Details on how to access the link in order to view proceedings will be made available online via the following link: [Democracy in Brent](#)

### Membership:

#### Members

Councillors:

Kelcher (Chair)  
Johnson (Vice-Chair)  
S Butt  
Chappell  
Dixon  
Kennelly  
Maurice  
J Mitchell Murray

#### Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Lo, Sangani and Shahzad

Councillors

Colwill and Kansagra

**For further information contact:** Joe Kwateng, Governance Officer  
[joe.kwateng@brent.gov.uk](mailto:joe.kwateng@brent.gov.uk); 020 8937 1354

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](https://democracy.brent.gov.uk)**

**Members' virtual briefing will take place at 5.00pm.**

**The press and public are welcome to attend this as an on online virtual meeting. The link to attend and view proceedings will be made available online via the following link: [Democracy in Brent](#).**

### **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 or trade union).

- (b) The interests 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

ITEM	WARD	PAGE
3. 20/0967 Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA	Preston	1 - 2
4. 20/2473 6 and 6A Coombe Road, London, NW10 0EB	Welsh Harp	3 - 4
7. 20/0174 90 Anson Road, London, NW2 6AG	Mapesbury	5 - 6

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# Agenda Item 3

## Agenda Item 03

### Supplementary Information

**Planning Committee on 26 November, 2020**

Case No.

20/0967

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Location	Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA
Description	Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, refuse storage, plant and other associated works.

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##### New objection

On the 18th November 2020, an additional objection was received to the development from a local occupier. The objection raised the following concerns:

- Local facilities are overstretched
- The station is extremely busy at rush hour and this development will worsen this experience and worsen overcrowding during stadium and arena events
- The area has seen too much development

The comments do not raise any concerns which have not already been addressed in the committee report.

The new objection increases the total number of objections to the proposal from 13 to 14.

##### Amendment to Section 106 Heads of Terms

Head of term 3 on page 16 of the committee pack defines the terms under which the London Affordable Rent and Shared Ownership housing will be secured in the Section 106 Agreement. It should be clarified that it is not a standard requirement for Shared Ownership housing to include a protocol that secures reasonable local priority to the units, as is stated at the end of the Shared Ownership head of term. This reference is made in relation to a requirement that the Shared Ownership units are advertised locally in the correct way. As such, the excerpt "that secures reasonable local priority to the units" shall be removed from this head of term.

**Recommendation: Remains to grant consent, subject to the Section 106 heads of terms and conditions set out in the committee report, and subject to the Stage 2 referral of the application to the Mayor of London.**

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# Agenda Item 4

## Agenda Item 04

### Supplementary Information

### Planning Committee on 26 November, 2020

Case No.

20/2473

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Location	6 and 6A Coombe Road, London, NW10 0EB
Description	Demolition of the existing buildings and redevelopment of the site comprising the erection of a part three, four, six and seven storey building providing flexible employment workspace on ground and part of first floor, and self-contained flats with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated development

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#### 1. Affordable Housing

As stated in paragraph 22, the affordable rented units have been offered at London Affordable Rent levels. However, this offer was made after the viability appraisal, which was based on higher rent levels, had been submitted and reviewed on behalf of the Council. Paragraph 23 notes that the applicant's appraisal demonstrates a deficit of approx £4.03m, whereas paragraph 24 states that the Council's review reduces the deficit to approx £3.5m.

The applicant has subsequently provided a revised viability appraisal, adopting the same assumptions as the Council's review and using London Affordable Rent levels. As would be expected as a result of reducing rent levels, the introduction of London Affordable Rent increases the deficit to approx £4.77m. The proposal continues to deliver beyond the maximum reasonable proportion of affordable housing.

#### 2. Amended Plans

Amended and additional plans have been submitted, to remove short-term cycle parking stands from the public footway, and to provide more information on the relationship with neighbouring properties. The list of approved plans in Condition 2 will be amended accordingly.

#### 3. Environmental Health

Environmental Health officers have confirmed that the air quality assessment submitted is acceptable. No objections are raised, subject to compliance with the air quality assessment, submission of a construction method statement, and contaminated land investigation and remediation. These conditions are as proposed in the committee report, and no amendments to the conditions are required.

#### 4. Points of clarification on committee report

The agent has drawn attention to a number of minor factual inaccuracies and points of interpretation in the committee report, which should be read as follows. These do not materially impact the nature of the scheme, or officers' assessment of it.

- **'Proposal in detail'** section refers to a part four, five and six storey building, whereas the building proposed is part three, four, six and seven stories. The proposal is correctly described in the Description (as consulted on) and in paragraphs 1 and 34.
- **'Monitoring'** section should include figures as in the following table:
- **Floorspace breakdown**

Primary use	Existing	Retained	Lost	New	Net gain
Buisnesses and light industry	671	0	671	728	57

- **Paragraph 4:** Regarding existing businesses on site, one of the units was occupied by the London Reclaimed Brick Merchants when the previous application was determined but at the time of the officer's site visit for this application was occupied by a general builders' merchant, whereas the other unit has remained occupied by a scaffolding business.
- **Paragraph 27:** The maximum height of the proposed building is 23.85m from street level (excluding lift overruns). Whilst it would not be over 30m high, it would still fall within the classification of tall buildings set out in Brent's emerging Policy BD2 as it would be generally more than six metres above the general prevailing heights of the surrounding area.
- **Paragraph 42:** incorrectly states that five wheelchair accessible units are proposed. The actual number proposed is six (one on each floor), which slightly exceeds the minimum 10% requirement.
- **Paragraph 86:** incorrectly refers to four wheelchair accessible parking spaces. The actual number proposed is five, which equates to provision for 9.6% of the residential units, exceeding the requirement for 3% provision set out in draft London Plan Policy T6.1.

**Recommendation: Remains to grant consent in accordance with the conditions and obligations set out in the Committee Report.**

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# Agenda Item 7

## Agenda Item 07

### Supplementary Information

### Planning Committee on 26 November, 2020

Case No.

20/0174

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Location	90 Anson Road, London, NW2 6AG
Description	Conversion of dwellinghouse into 3 self-contained flats and works to include a gable end roof extension, rear dormer window and 2 front rooflights to convert loft, a single storey side and rear extensions, demolition of outbuilding to rear and creation of parking space with new vehicular access, associated landscaping, new boundary wall, provision for refuse and bicycle storage and removal of existing vehicular access

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#### Further representations

Since the report was published two additional objections have been received via email since the final committee report was finalised.

Both objections have been received from households which have previously submitted objections and no new concerns have been raised. All previously submitted objections that are considered to be material planning considerations have been addressed in the report.

#### Discussions with the application's agent

Queries have been raised over there not being a provision of garden space for the upper floor flats. To address this the agent has confirmed that an alternative arrangement with either a communal or subdivided garden could be agreed by condition with details of landscaping for this area. Due to the overall size of the rear garden and access available from the side boundary an alternative arrangement could be agreed with sufficient space retained for the ground floor family property.

It is therefore recommended that condition 8 is amended to read:

*Prior to first occupation of the flats hereby approved, further details of landscaping to the front and rear garden areas shall be submitted to and approved in writing by the Local Planning Authority, the approved details shall then be implemented prior to first occupation. Such details shall include:*

- *details of hardstanding materials for patios, pathways and driveways,*
- *access and allocation of garden space for the upper floor flats,*
- *details of the boundary fences/walls including materials and height; and*
- *details of soft landscaping, including species.*

*Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.*

*Reason: To ensure a satisfactory appearance and setting for the development and provides appropriate amenity space for the future occupiers.*

#### Amendments to the main report

Within the Detailed Considerations (page 187), the table in paragraph 1.3 states that the proposed GIA of unit 2 is 69sqm. Although this is the measurement provided by the applicant, the case officer has measured this as 70.3sqm.

Paragraph 1.7 previously stated 'Unit 2 falls just short of the minimum floor area requirement by 1sqm' and 'Despite the shortfall, this unit is still considered to provide a good standard of accommodation for future

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occupants.'

Although the unit was still considered to provide a good standard of accommodation for future occupants, any reference to a floor space shortfall is subsequently incorrect as it meets the minimum floor space requirement for a 2b4p unit.

Recommendation: Officers continue to recommend that permission is granted, subject to the an amended landscaping condition to ensure that rear garden space is allocated to the upper floor flats.

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