



# LONDON BOROUGH OF BRENT

## MINUTES OF THE PLANNING COMMITTEE Wednesday 18 January 2017 at 7.00 pm

PRESENT: Councillor Marquis (Chair), Councillor Agha (Vice-Chair) and Councillors Hylton, Long, J Mitchell Murray, Moher, Pitruzzella and Maurice

Also present: Councillor Colwill

### 1. **Declarations of personal and prejudicial interests**

None.

Approaches:

The following approaches, having been notified to the Monitoring Officer in advance of the meeting, were recorded:

750 – 756 Harrow Road, London, NW10 5LE (Ref. 16/4565)

Councillor Marquis received an email from Sam Dix on behalf of his resident clients at 1 and 2 Regent Street.

91D-F Mora Road, London NW2 6TB (Ref. 16/4054)

All members received an email from Roger Pigeon on behalf of objectors.

All members re-affirmed that they would consider the applications with an open mind

### 2. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 14 December 2016 be approved as an accurate record of the meeting.

### 3. **Stonebridge Pre-Application (Ref. PRE16/0495 and 16/0496)**

PROPOSAL: The Reserved Matters for the development of Hillside open space and Milton Avenue pursuant to the outline application reference 16/0077.

Proposed construction of an apartment block part 4 and part 6-storey's comprising 51 residential units (15x 1bed, 25x 2bed and 11x 3bed flats) and 246sqm of commercial floorspace (Use class A3), car parking at ground floor and on-street within the proposed reconfiguration of Shakespeare Avenue, with associated external amenity space, hard and soft landscaping, and the construction 22 x 3-storey townhouses at Milton Avenue.

And

The Reserved Matters for the development of Stonebridge Primary School annexe, Twybridge Way pursuant to outline application reference 16/0073.

Proposed construction of 14 x houses up to 3-storeys in height (Use class C3), one apartment block comprising 13 residential units (4 x 1bed and 9x 2bed) up to 5-storeys in height (Use class C3) and one apartment block comprising 28x 1bed flats up to 5-storeys in height for NAIL accommodation with an element of care (use class C3b) and a new one-way access loop road and on-street parking bays, with associated external amenity space, hard and soft landscaping.

Susan Cummins and Richard Bradley gave a presentation on the development and responded to questions. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at this meeting were:

- Financial Viability Assessment (FVA)
- Privacy
- Street context with neighbouring houses
- Parking allocations.
- Bin store
- Height of walls
- Lamp columns.
- Details of café and any subsidy.
- Further details on the open space

#### **4. 750 - 756 Harrow Road, London NW10 (Ref. 16/4565)**

**PROPOSAL:** 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.

**RECOMMENDATION:** To grant planning permission subject to the prior completion of a legal agreement to secure the planning obligations set out in the report, delegated authority to the Head of Planning to negotiate the legal agreement and to issue the planning permission and impose conditions (and informatives) to secure the matters set out in the report.

Angus Saunders (Deputy Area Planning Manager) introduced the scheme and answered members' questions. With reference to the supplementary report, he addressed members' queries on Harrow Road elevation and the visual impact of the louvers. He also referenced additional representations from Kensal Triangle residents' Association (KTRA) and residents of numbers 1 and 2 Regent Street and in addressing the issues raised, he drew members' attention to additional conditions as set out in the supplementary report.

Sean Tickle and Felix von Bechtolsheim (applicant's agent and architect respectively) addressed the Committee and answered members' questions.

Members then discussed the application and approved the application as recommended and subject to additional conditions on further details of the Harrow Road elevation and ecological survey as set out in the supplementary report and an informative requesting the applicant to engage with other neighbouring residents prior to completion

DECISION: Granted planning permission as recommended and additional conditions on further details of the Harrow Road elevation and ecological survey as set out in the supplementary report and an informative requesting the applicant to engage with other neighbouring residents prior to completion.

**5. 91D - F Mora Road, London NW2 6TB (Ref. 16/4054)**

PROPOSAL: 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.

RECOMMENDATION: Remove from the agenda pending further investigation of a procedural matter.

DECISION: Removed from the agenda as recommended.

**6. Roseland Care Home, 57 Draycott Avenue, Harrow HA3 0BL (Ref 16/3377)**

PROPOSAL: 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).

RECOMMENDATION: To defer to the next meeting for further explanation of the heritage considerations within the report..

DECISION: Deferred as recommended.

**7. 30 Beaumont Avenue, Wembley, HA0 3BZ (Ref. 16/4273)**

PROPOSAL: 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.

RECOMMENDATION: To GRANT planning permission and delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

David Glover (Deputy Area Planning Manager) introduced the scheme and answered members' questions. With reference to the supplementary report, he informed members that a Construction Method Statement was submitted with the application which had received acceptable comments from the Council's Environmental Health. He also referred to an additional condition requiring the construction of the development to be carried out in accordance with the Construction Method Statement and an informative as set out in the decision column below.

Ross Lakani (applicant's agent) addressed the Committee and answered members' questions.

Members then discussed the application and approved the application as recommended and as set out below.

DECISION: Granted planning permission as recommended and an additional condition relating to the Construction Method Statement, an amended informative as set out in the supplementary report and an additional informative for the applicant to inform the Council's Highways Authority prior to commencement of works so that any damage to public realm can be repaired.

#### **8. Any Other Urgent Business**

None.

The meeting closed at 8.50 pm

COUNCILLOR MARQUIS  
Chair