

Agenda Item 03

Supplementary Information Planning Committee on 12 August, 2020

Case No. 20/0345

Location	1 Morland Gardens, London, NW10 8DY
Description	Demolition of existing buildings and erection of a new mixed use building ranging in height from two to nine storeys, to provide new homes (Use Class C3), affordable workspace (Use Class B1), new further education college (Use Class D1), with associated amenity areas, public realm improvements, car and cycle parking and refuse/recycling stores.

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Further representations

Three further comments have been received from local residents in objection to the proposals. The objections raised largely re-iterate issues previously raised, however additional concerns can be summarised as follows:

- Lack of adequate servicing and accessibility arrangements, particularly in relation to the proposed flats;
- Concerns regarding the proximity of the proposed development to a main strategic sewer, as highlighted by Thames Water;
- Lack of appropriate conditions to protect the heritage asset from premature demolition;
- Loss of trees and other natural features;
- Loss of more beneficial land uses, e.g. employment uses, homes or community uses;
- Potential impact of the development on property values.

In response to these points, firstly the council's highways officer has confirmed that the revised servicing and accessibility arrangements from Morland Gardens would be acceptable in highways terms. Although the flats would be accessed from Hillside rather than Morland Gardens, there are no set distances for carrying goods between delivery bays and flats, and it is not considered that this distance would be problematic.

It should also be noted that Morland Gardens is a short-cul-de-sac with a very generous width of about 10m, and is therefore considered to be capable of handling servicing traffic, particularly with the proposed amendments which would be made to the turning head.

Secondly, officers note the concerns raised in regard to the proximity of the proposed development to the strategic water main, and recommend the following additional condition, as requested by Thames Water within their original comments on the application:

"No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure."

Thirdly, with regard to the protection of the heritage asset from premature demolition, the heritage officer has recommended the following condition be attached to any permission:

“The demolition hereby approved shall not commence before:

(a) a contract for the carrying out of the works of redevelopment of the site has been entered into, and

(b) planning permission has been granted for the redevelopment for which that contract makes provision.

Reason: In the interests of preserving the character of the area.”

Fourthly, with regard to the loss of trees and other natural features, these issues are addressed within the main report at paras. 199-203.

Fifthly, with regard to the perceived ‘loss of beneficial land uses’, officers re-iterate that the proposals include the provision of both affordable workspace, to be made available for Brent businesses and workers, and 65 affordable homes. These are both considered to be of considerable benefit to the local community, as set out within the main report.

Finally, the impact of the proposed development on local property prices is not a material planning consideration, and therefore cannot be viewed as a valid reason on which to grant or refuse planning permission.

In addition, two further representations in support have been received. The grounds for support can be summarised as follows:

- Proposals would create a space for continued and much-needed community engagement;
- Access to affordable housing, specialist skills training and custom-work built spaces;
- Better environment for learning would be created by the proposed college space.

The social and economic benefits of the proposed scheme are set out fully in the main report.

Amendments to main report

For clarity, paragraphs 18 and 19 within the original report resulted from a formatting error. There is no additional text which should be included at this part of the report. For ease, the subsequent paragraphs within the report have not been re-numbered.

At paragraph 65, the number “52.” should not appear before the first bullet point. This part of the report should read as follows:

“Social

- *While the existing building is currently used as an adult education facility, it has been clearly demonstrated as not fit-for-purpose, being originally constructed for residential means. The proposed scheme would deliver a much improved education facility, consolidated at ground floor level. The facility would be 60% larger in terms of floorspace, with modern facilities including a variety of spaces including new I.T rooms, arts and crafts workshops, a library and more classrooms, all of which would enable a greater number of the Borough’s residents to access vital learning facilities.”*

The table in para. 189 within the main report omits the total amount of site wide carbon reduction (on a tonne per annum basis). The table should read as follows:

	Residential (Tonnes CO2 p.a. / % reduction)	Non-residential (Tonnes CO2 p.a./ % reduction)	Site wide (Tonnes CO2 p.a./ % reduction)
Savings from energy demand ('Be Lean')	1 (10%)	7 (17%)	8 (16%)
Savings from Heat Network	-1 (-8%)	0 (0%)	-1 (-1%)

('Be Clean')			
Savings from renewable energy ('Be Green')	6 (71%)	6 (14%)	12 (24%)
Total	6 (73%)	13 (31%)	19 (39%)

Finally, the heritage officer has requested that condition 42 is re-worded to read as follows:

'42. Prior to the commencement of demolition a programme of historic building recording and analysis [to Historic England Level 3] including a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall demonstrate that an adequate record of the history of 1 Morland Gardens, and its place in the origins and history of Stonebridge Park will be produced in consultation with the Willesden Local History Society, Brent Museum & Archives and the Council's Heritage officers.'

The scheme shall also demonstrate how a permanent display of that history material will be provided, at the applicant's expense, as part of the development, so that it can be easily seen by the public.

Prior to first occupation of the development, the record of the history of 1 Morland Gardens produced in accordance with the programme and scheme of investigation shall be submitted to the Local Planning Authority and the permanent display shall be implemented in full and thereafter be maintained for public viewing in accordance with the scheme.

Reason. To ensure that an appropriate record is documented of the historic building fabric and that it is displayed to the public.'

Recommendation: Officers continue to recommend that permission is granted, subject to the additional and amended conditions and informatives set out above and in the original committee report.

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