



Planning Committee Map

Site address: Land next to Harrod Court, Stag Lane, London, NW9

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This map is indicative only.

RECEIVED: 26 March, 2014

WARD: Queensbury

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Land next to Harrod Court, Stag Lane, London, NW9

PROPOSAL: Details pursuant of condition 4 (Reserved Matters in relation to Appearance, Scale, Landscaping and Layout design of the Medical Centre including Pharmacy) of hybrid planning application ref 13/2103 for full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking, subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended.

APPLICANT: General Practice Investment Corporation Ltd

CONTACT: Murphy Philipps Architects

PLAN NO'S:
Refer to Condition 1

RECOMMENDATION

To approve the Reserved Matters in relation to Phase 2 (medical centre) of the hybrid planning consent at Land next to Harrod Court, Stag Lane (LPA Ref: 13/2103).

SECTION 106 DETAILS

The hybrid planning consent was subject to a section 106 legal agreement and this development would be subject to that agreement. Details of the agreement are available in the committee report for the hybrid planning consent (reference 13/2103).

CIL DETAILS

The Outline planning permission would be liable to both Mayoral CIL and Brent CIL. However, as an affordable housing scheme, the applicant can apply for affordable housing relief meaning that the development would not be required to pay CIL.

This reserved matters scheme does not change the above and as such no further CIL is triggered.

CIL Liable?

Yes/No: No

EXISTING

This application relates to the approval of the details for the reserved matters relating to appearance, scale, landscaping and layout design of the medical centre. The medical centre forms part of Phase 2 of hybrid application ref: 13/2103, granted on 11 February 2014. Phase 1 was for full planning permission for a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and phase 2 was for outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking.

The medical centre is located at the front of the site facing Stag Lane. The site shares an access road with Harrod Court. Harrod Court is a care home for the elderly comprising 40 flats.

The Roe Green Village Conservation Area is located on the opposite side of Stag Lane to the west and the site abuts a residential property to the north (366 Stag Lane). Further into the site, it adjoins The Village School both the north and east.

PROPOSAL

Details pursuant to condition 4 (Reserved Matters in relation to Appearance, Scale, Landscaping and Layout design of the medical centre including pharmacy) of hybrid planning application ref 13/2103 for full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking, subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended.

HISTORY

14/1327: Variation of condition 22 (change opening hours from 8:00 - 20:00 Mon-Sat to 7:00 - 22:00 Mon-Sun), of application ref: 13/2103 dated 11/02/2014 - under consideration.

14/1050: Details pursuant to condition 13 (i) (minor alignment of the southern kerbline), (ii) (extension of the footway) and (iii) (car park management plan), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 20/05/2014.

14/1082: Details pursuant to condition 18 (i) (planting plan), (ii) (external works plan), (iii) (materials), (iv) (street furniture), (v) (enclosure and boundary treatments), (vi) (external lighting), (vii) (programme of works) and (viii) (landscape management plan) relating to Phase one only of planning permission reference 13/2103 dated 11/02/2014 - Refused, 22/05/2014.

aaa

14/1008: Details pursuant to condition 15i (relating to cycle parking facilities for phase one only), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 06/05/2014.

14/0894: Details pursuant to condition 16i (refuse and recycling scheme for phase one only), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 06/05/2014.

14/0824: Details pursuant to condition 9 (wheel washing facility for phase 1 - residential element), of planning permission reference 13/2103 dated 11/02/2014 - Granted, 23/04/2014.

14/0627: Details pursuant to condition 17 (i) (external materials for phase 1 development), of application ref: 13/2103 dated 11/02/2014 - Granted, 27/03/2014.

13/2103: A hybrid planning application for full planning permission for the erection of a three storey building with a pitched roof to accommodate 11 affordable residential units for shared ownership (5 x 1-bed, 5 x 2-bed and 1 x 3-bed) with associated car parking, cycle storage, landscaping and amenity space; and outline planning permission for the erection of a medical centre of approximately 1,256sqm, including a pharmacy of approximately 90sqm, together with associated car parking, subject to a Deed of Agreement dated 10 February 2014 under Section 106 of the Town and Country Planning Act 1990, as amended - Granted, 11/02/2014.

POLICY CONSIDERATIONS

Central Government Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

It establishes a presumption in favour of sustainable development: local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight.

Sections 4 (promoting sustainable transport) and 7 (requiring good design) are of particular relevance to this application: The Government recognises that good design is a key aspect of sustainable development.

Regional Policy Guidance

London Plan 2011

The London Plan 2011 forms the spatial development strategy for London and was adopted in July 2011. The following policies are considered relevant to this application:

Chapter 3 - London's People

Policy 3.17 - Health and Social Care Facilities

Chapter 7 - London's Living Places and Spaces

Policy 7.2 - An Inclusive Environment

Policy 7.3 - Designing out Crime

Policy 7.6 - Architecture

Local

Brent's Core Strategy 2010

The Council's Core Strategy was adopted by the Council on 12th July 2010. As such the policies within the Core Strategy hold considerable weight. The following policies are considered to be relevant for this application:

CP6: Design & Density in Place Making

Brent Unitary Development Plan 2004.

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP), which was formally adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

BE2: Townscape - Local Context & Character

BE4 : Access for Disabled People

BE5: Urban Clarity & Safety

BE6: Public Realm - Landscape Design

BE7: Public Realm - Streetscape

BE8: Lighting and Light Pollution

BE9: Architectural Quality

TRN10: Walkable Environment

TRN11: The London Cycle Network

TRN22: Parking Standards - Non Residential Developments

TRN35: Transport Access for Disabled People & Others with Mobility Difficulties

CF13: Primary Health Care/GP Surgeries

Brent Supplementary Planning Guidance

SPG17 – “Design Guide for New Development” adopted October 2001

Provides comprehensive and detailed design guidance for new development within the Borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

SUSTAINABILITY ASSESSMENT

The medical centre is proposed to achieve a BREEAM Level 'Excellent'. These levels have already been secured as part of the legal agreement as part of hybrid application ref: 13/2103.

CONSULTATION

Consultation Period: 16/04/2014 - 07/05/2014

Site Notice: 24/04/2014 - 15/05/2014

Press Notice: 24/04/2014 - 15/05/2014

195 neighbours consulted - two comments received providing the following comments:

- Detail is mostly excellent, but can find no mention of the precise number of parking spaces. This is an important factor in an area already dangerously overparked.
- The design of the building has not taken into account the nearby conservation area and the fact that it is a medical centre. It is a real pity that the architecture has produced a dull, dark square building designed with no imagination.

Queensbury Ward Councillors - no comments received.

Internal Consultation

Landscape - Given the limited amount of space for landscaping around the site, the landscape scheme should be of good quality.

Transportation - There are no objections on transportation grounds to these reserved matters details for the medical centre, subject to a reduction in the depth of the proposed canopy above the main entrance to retain 450mm clearance from the access road and set down area.

REMARKS

1. This application seeks the approval of Reserved Matters in pursuant of condition 4 of the hybrid application ref: 13/2103. It relates to the medical centre which has outline planning permission as part of the hybrid application. Matters such as highway considerations and car park layout and management have already been agreed as part of the hybrid application. As such these matters will not be re-considered in this report. Approval is sought for the following reserved matters:

- (a) scale of the medical centre building;
- (b) layout of the medical centre building;
- (c) external appearance of the medical centre building;
- (d) landscaping of private and public space around the medical centre

Each one is discussed below:

Scale of the medical centre

2. Part (a) requires details of the scale of the medical centre building in accordance with the approved Design and Philosophy (the 'Design Code') set out in the approved Design and Access Statement of the hybrid application. This Design Code provided an outline of the medical centre building showing the overall heights and footprint. The medical centre was approved as a part two part three storey building with the pharmacy next to No. 343 Stag Lane at a single storey. A single storey element was also proposed next to the access road shared with Harrod Court and the southern end of the building proposed at three storeys high. The impact of the height of the building on neighbouring properties including No. 343 Stag Lane was considered as part of the hybrid application.

3. The detailed elevation plans submitted with this reserved matters application are in accordance with the heights as shown within the approved Design Code.

Layout of the medical centre building

4. The layout of the medical centre building follows the indicative layout as shown as part of the hybrid application. This includes 10 consulting rooms, 4 nurse consulting rooms, 2 counselling rooms, minor surgery/treatment room, recovery room, phlebotomy, 2 meeting rooms, pharmacy, reception area, waiting areas and ancillary facilities such as office rooms, storage and WCs. The hybrid application proposed 50 staff to occupy the building and the detailed floor layout plans are in accordance with the layout and number of rooms agreed as part of the hybrid application.

5. The footprint of the medical centre building follows the footprint as shown in the approved plans for the hybrid application. It will maintain a set in of 1.45m from the boundary with the residential development which form part of phase 1, a set in of 2.2m to 2.85m from No. 343 Stag Lane and will not project closer to Stag Lane Frontage than Harrod Court.

6. To maintain sufficient levels of privacy with No. 343 Stag Lane it is recommended that the window to the recovery room and the western window to the treatment/minor surgery room are obscured glazed to not result in overlooking to No. 343 Stag Lane. The windows sited further from No. 343 Stag Lane overlook the car park to the Village School and it is considered acceptable for these windows to remain clear glazed.

External appearance of the medical centre building

7. Part (c) requires details of the external appearance of the medical centre building in accordance with the approved Design and Philosophy (the 'Design Code') set out in the approved Design and Access Statement of the hybrid application. This included details of the external materials used for the residential element that can be reflected in the external elevations of the medical centre to have consistency between the two buildings. The external materials included facing bricks and aluminium windows. The elevation plans submitted with this application proposes the medical centre to have 2 types of facing bricks, aluminium windows, aluminium brise soleil, glass balustrades, spandrel panels and glass and louvere at second floor level. The proposed palette of materials does take on board the approved Design Code. Full details of external materials including samples are already conditioned as part of condition 17 of hybrid application.

8. It is recommended that a condition is secured to this application for further details of the various elements including windows, spandrel panels and glass, louvere to achieve a high quality finish to the building.

9. A canopy is proposed over the main entrance. This was shown on the indicative plans for the hybrid application. The canopy has since been relocated to the south elevation facing the access road rather than wrapping around the corner of the building and facing Stag Lane. In accordance with the recommendations set out by officers in Transportation, the canopy has been reduced to achieve 450mm set back from the access road. Full details of the design and materials of the canopy are recommended to be conditioned as part of this consent.

Landscaping of private and public space around the medical centre

10. There is limited areas around the medical to provide soft landscaping. The layout plan does however show pockets of soft landscaping in front of the building along the access road frontage, and to the north of the medical centre together with landscaping along the northern boundary. Landscaping will be provided along the Stag Lane Frontage together with the retention of the Red Oak. To provide disabled access to the pharmacy from Stag Lane is via a disabled access ramp is proposed which will sit within the soft landscaped area. Your Tree Officer has confirmed that the position of this ramp is acceptable in principle to the Red Oak Tree but has recommended a condition for a methodology statement to show a low impact construction, preferably a lightweight structure on pads rather than concrete paths/ramps. Full details of the design of the access ramp are also recommended to be conditioned.

11. Further details of the hard and soft landscaping are already conditioned as part of condition 18 of the hybrid application.

Response to comments received

12. The following comments have been received:

Comment	Officer Response
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Detail is mostly excellent, but can find no mention of the precise number of parking spaces. This is an important factor in an area already dangerously overparked.	The car park layout for the site was approved as part of the hybrid application and included 12 spaces for the medical centre. This number of spaces was considered acceptable by your officers in transportation. The scale and layout of the medical centre has not altered since the hybrid application. The provision of 12 spaces is therefore considered to be appropriate.
The design of the building has not taken into account the nearby conservation area and the fact that it is a medical centre. It is a real pity that the architecture has produced a dull, dark square building designed with no imagination.	The design of the building reflects its function as a medical centre. There is a variety of building styles in proximity to the site including The Village School, the residential development which forms part of phase 1 of the hybrid application and Harrod Court. The external materials for the medical centre are required to follow the approved Design and Philosophy (the 'Design Code') set out in the approved Design and Access Statement of the hybrid application.

Conclusion

13. The proposal is considered to represent a high quality development that will deliver a significant a new medical centre in this part of the Borough. Further detail is to be secured through conditions that are attached to the outline consent, such as the external facing materials for the proposed buildings and landscape details. Additional conditions are recommended regarding the details of the deign features such as the canopies and windows and access ramp.

14. Accordingly is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Central Government Guidance
London Plan (2011)

Brent's Core Strategy (2010)
Brent's Unitary Development Plan (2004)
Council's Supplementary Planning Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Community Facilities: in terms of meeting the demand for community services
Design and Regeneration: in terms of guiding new development and Extensions

CONDITIONS/REASONS:

(1) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

2634/00_004 Rev B
2634/00_005 Rev G
2634/00_100 Rev G
2634/00_101 Rev F
2634/00_102 Rev D

Reason: For the avoidance of doubt and in the interests of proper planning.

- (2) The window to the recovery room (3.03) and the western window to the minor surgery/treatment room (3.04) as shown on Drawing No: 2634100_101 Rev F on the first floor level of the northern face of the building shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier.

- (3) Prior to commencement of works on site for the medical centre, further external details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include drawings, including sections where appropriate, at a suitably large scale (e.g. 1:5, 1:10, 1:20 1:50) or manufacturer's literature which shows:

- (a) the window and door reveals, headers and sills, including the depth of the reveals and the junction of materials around returns
- (b) the entrance canopy including materials
- (c) the aluminium brise soleil, including method of fixing to the building
- (d) the spandrel glass and panels and coloured aluminium solar shade fins, including the depth of the reveals and the junction of materials around returns
- (e) Drain pipes and gutters including materials
- (f) the junction around any wall mounted external vents
- (g) the location of the external plant equipment together with details of the design and materials of any screening to the external plant equipment
- (h) the hand rail details for the glass balustrade

The development shall be completed in accordance with the approved details before first occupation of the medical centre.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (4) Details of the roof plan showing the areas of the proposed photovoltaic panels (including the size, location and orientation of the photovoltaic panels) in accordance with the sustainability strategy secured as part of the hybrid application ref: 13/2103, shall be submitted to and approved in writing by the Local Planning Authority within three months of commencement of works on site for the medical centre, and installed in accordance with the approved details prior to first occupation of the medical centre.

Reason: To demonstrate these are adequate and suitable to provide the level of carbon offset sought.

- (5) Further details of the external access ramp to the pharmacy including details of the design and material of the railings, length and surface treatment of the ramp, and gradient shall be submitted to and approved in writing by the Local Planning Authority within three months of commencement of works on site for the medical centre. The scheme shall be carried out in accordance with the approved details prior to first occupation of the medical centre.

Reason: In the interests of inclusive access and ensuring a satisfactory appearance.

- (6) Prior to commencement of works on site for the medical centre, a methodology statement shall be submitted to and approved in writing by the Local Planning Authority providing details of a low impact construction, preferably a lightweight structure on pads rather than concrete paths/ramps, for the access ramp to the pharmacy in relation to the Red Oak Tree. The access ramp shall thereafter be constructed in accordance with the agreed methodology statement.

Reason: In the interests of protecting the Red Oak Tree on the frontage.

- (7) Notwithstanding the details of the landscape scheme as shown in Drawing Ref: LS 001 Rev A, full details of hard and soft landscaping to accord with the requirements of condition 18 of hybrid application ref: 13/2103 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on site. The hard and soft landscaping shall be implemented in accordance with the implementation timetable as set out in condition 18 of hybrid application ref: 13/2103.

Reason: In the interests of the visual amenities of the site.

INFORMATIVES:

- (1) The applicant is reminded of the planning condition relating to phase 2 (medical centre) set out in the decision notice for hybrid application ref: 13/2103. In particular, the following conditions need to be discharged prior to commencing works on site:

Condition 9 - Wheelwash facilities
Condition 15 (ii) - Cycle facilities
Condition 16 (ii) - Refuse and Recycling facilities
Condition 17 (ii) - External materials
Condition 18 (ii) - Hard and Soft Landscaping
Condition 23 - Signage

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 4657