



Planning Committee Map

Site address: College Of North West London Willesden, Dudden Hill Lane, London, NW10 2XD

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This map is indicative only.

RECEIVED: 1 October, 2014

WARD: Dudden Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: College Of North West London Willesden, Dudden Hill Lane, London, NW10 2XD

PROPOSAL: Proposed redevelopment of Edison Building and erection of a new 5 storey building for educational use.

APPLICANT: College of North West London

CONTACT: HKS Architects

PLAN NO'S:
See condition number 2

RECOMMENDATION

Grant planning permission subject to the conditions listed after paragraph 20 and the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement.

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Confirmation that the development upon completion has achieved BREEAM Excellent.
- A score of at least 50% on Brent's sustainability checklist

And, to authorise the Head of Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

CIL DETAILS

The development is not liable to pay CIL to Brent or to the Mayor as it is an educational establishment and in any event results in a reduction in floor area.

This application is liable to pay the Community Infrastructure Levy (CIL). The total amount is **£0.00** of which **£0.00** is Brent CIL and **£0.00** is Mayoral CIL.

CIL Liable?

Yes/No: No

EXISTING

The subject site is located in the College of Northwest London Dollis Hill campus, the campus has the jubilee and metropolitan line to the north, Dudden Hill Lane to the east, Denzil Road to the south and Selbie Avenue to the west.

The subject site is the southeastern corner of the campus fronting Dudden Hill Lane and contains the 5-storey Edison building. The building is vacant and is due to be demolished shortly for which the applicant has secured prior approval from the council.

The building is separated from the corner of Dudden Hill Lane and Denzil Road by a triangular area of open space which is in the council's ownership.

The site is prominent on Dudden Hill Lane and is very accessible in close proximity to Dollis Hill tube station.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain
assembly and leisure	0		0	0	
businesses / research and development	0		0	0	
businesses and light industry	0		0	0	
businesses and offices	0		0	0	
drinking establishments (2004)	0		0	0	
financial and professional services	0		0	0	
general industrial	0		0	0	
hot food take away (2004)	0		0	0	
hotels	0		0	0	
non-residential institutions	5410	5325	85	0	5325
residential institutions	0		0	0	
restaurants and cafes	0		0	0	
shops	0		0	0	
storage and distribution	0		0	0	

TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
	5410	5325	85	0	5325

Monitoring Residential Breakdown

Existing

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total

Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total

PROPOSAL

See description above.

HISTORY

14/4190 Raise No Objection, subject to the Health & Safety Plan and the Construction Logistics and Methodology Plan.

Prior approval application for demolition of the 5 storey building known as "The Edison Building" located on the grounds of the College of North West London Willesden

06/2572 Granted

Erection of new 4-storey technology building and associated storage compound to be located at the western end of the site, the refurbishment and re-planning of the front entrance to the College and new parking arrangements along Denzil Road (incorporating a Design Statement dated August 2006 and as clarified by letter and plans received on 26/09/2006 and further information on sustainability dated 17/10/2006), subject to a Deed of Agreement dated 22/01/2007 under Section 106 of the Town and Country Planning Act 1990 (as amended)

POLICY CONSIDERATIONS

UDP 2004

BE2 Townscape: Local Context & Character

BE5 Urban Clarity & Safety

BE6 Public Realm: Landscape Design

BE7 Public Realm: Streetscape

BE9 Architectural Quality

TRN10 Walkable Environments

TRN11 The London Cycle Network

TRN22 Parking Standards - Non-Residential Developments

TRN35 Transport Access for Disabled People & Others with Mobility Difficulties

Core Strategy

CP19 Brent Strategic Climate Change Mitigation and Adaptation Measures

CP23 Protection of Existing and Provision of New Community and Cultural Facilities

SPG17: Design Guide for New Development

The London Plan

SUSTAINABILITY ASSESSMENT

The proposed college development, in order to comply with the Core Strategy policy CP19, should achieve BREEAM Excellent. The proposed submission, though including detailed information about the sustainable approaches being proposed, only achieves Very Good. Proposed measures include:

- PV panels and air source heat pumps
- Brown roof

The applicant has explained that this is due to its funding limitations and has set out which Excellent points would be targeted if the funding were to become available. However viability is not explicitly set out in CP19 as an exception from achieving the target and, as a result, officers remain of the view that BREEAM Excellent needs to be achieved.

Officers do however propose to seek further guidance from sustainability consultants to review this situation and will provide an update to Members in a supplementary report.

The proposal will achieve at least 50% on Brent's sustainability checklist.

CONSULTATION

A site notice and press notice were both published and neighbouring occupiers were consulted on 6th October 2014. One objection has been received raising the following concerns:

- Impact on light/outlook to the residential properties to the south of the site on Denzil Road
- Impact on the privacy of residential properties on Denzil Road

Internal

The following comments have been received:

Highways - As the floor space does not increase, parking allowances are assumed to remain unchanged. A small area of 10 parking spaces will be lost to create a more attractive pedestrian access from Dudden Hill Lane, this marginal reduction will bring the campus slightly more in line with standards and is supported. Further details of cycle storage and disabled parking are required.

Environmental Health - Recommended conditions regarding NOx emissions and noise from any plant. Seek further information regarding Air Quality.

REMARKS

Introduction

1 The subject site is the most prominent and visible part of the Dollis Hill Campus because of its position on Dudden Hill Lane. As well as proposing a building which is fit for purpose, in redeveloping this prominent site the college is also seeking to establish a new and attractive modern image.

2 The applicant has advised that the development will be funded through the revenue from the sale of the college's former Kilburn building.

Comparison of existing and proposed building

3 Both the existing and proposed buildings are 5 storeys in height, the proposed building would be 1.8m higher than the existing building's parapet (and 0.8m lower than the highest part of the existing building which is the northwest stair core).

4 The existing building is orientated to face almost due east. The new design has a curved front elevation and is proposed to be re-orientated to address Dudden Hill Lane more directly and therefore is angled slightly to the southeast. In total, the floor area over the 5-storeys is proposed to slightly reduce from 5410sqm to 5325sqm

5 There is no in principle concern with any of these proposals, the relationship with neighbouring buildings and the external appearance of the development is discussed in more detail below, and the proposed building is considered to be a considerable improvement to the site and to the college.

Layout

6 The proposed building is to become the main entrance to the campus. The landscape plan/proposed site plan demonstrates the intention to create an open frontage to the site with the front building line and fencing to either side of it forming the secure front boundary of the site. The area to the front would be publicly accessible and would be landscaped with the existing trees retained. This is considered to be a significant improvement to the existing situation which is dominated by palisade fencing which runs along the front boundary of the site.

7 The publicly accessible frontage is designed to create a welcoming environment but also to meet the needs to particular 'service' related courses run by the college such as catering and hairdressing. A cafe and health & wellbeing area at ground floor would form part of this.

8 The new Edison building would not be physically connected to the Duncan building (to the rear) as it is at present by a 'spine of corridors' however the ease of movement between the buildings is important. One existing difficulty within the campus is the range of ground levels and the proposed building is establishing a ground level which, it is intended, will over time become the consistent ground level throughout all of the separate buildings in the campus. To the rear of the new Edison building ramps and a set of stairs will provide access to the higher entrance level of the Duncan building.

Design

9 The proposed elevational treatment of the building consists of alternating strips of brick piers and glazing, the floor to ceiling window openings have a brick's depth reveal which is shown on the detailed drawings. A prominent entrance feature is proposed which consists of glazing 3-storeys high and a canopy, this adds a point of interest to the building and makes it very easily legible for visitors.

10 The rear elevation is similar but is more practical and has less design interest as it faces into the campus. It consists again of brick and floor to ceiling windows with casement openings. The openable windows to the front elevation are small to guard against noise and air pollution on Dudden Hill Lane, the openable window to the rear are more generous.

11 The road level rises steeply to the north over the train line so while the elevation does not form a prominent part of the immediate streetscene it is prominent from a distance on Dudden Hill Lane (beyond the rail bridge to the north). Travelling south from the rail bridge to the site the building is currently largely screened by a hoarding and trees. The northern elevation is proposed to be rendered and the sign on the existing building is proposed to be reclaimed and reinstated on this elevation. The drawings state that the college intends to advertise on this elevation, some form of advertising may be acceptable but this would be subject to separate advertisement consent which would need to be considered on its merits by the council at the appropriate time.

12 The southern elevation faces Denzil Road and the proposed treatment is brick and glazing with the same detail as the rear elevation. The elevation is currently about 24m from the site boundary on the north side of Denzil Road and the proposed footprint would bring this 6m closer the elevation itself however is about half of the width of the existing flank wall which would reduce its prominence in the residential road. There are 2

windows proposed at each level in this elevation. In design terms this elevation is considered to be acceptable however a neighbour has expressed concern about impact on residential amenity, this is discussed below.

Neighbouring amenity

13 A daylight/sunlight report has been submitted assessing the potential impact of the development on residential neighbours on Denzil Road and Dudden Hill Lane. The Dudden Hill Lane properties are either opposite the Currie Building/Brunel Building to the north of the subject site or are separated from the development by open space. The light consultants conclude that given the minor difference in the overall building height and position of the building there would be no noticeable difference in daylight or sunlight.

14 The properties on Denzil Road have more of a direct view of the proposed extension and the footprint of the existing and proposed buildings is proposed to alter more noticeably than to the north of the site so a preliminary desktop analysis was undertaken. As the properties are facing within 90 degrees of due north sunlight is not a material factor. A vertical sky component test was undertaken for no. 131 and 133 as the closest properties. The assessment found that the ground floor windows would exceed the BRE guidelines maintaining high VSC levels. The curved bay windows apparent on Denzil Road also allow for good daylight distribution.

15 At its closest point the building will still be about 35m from residential neighbours. While the appearance of the building will differ, the height and footprint are not significantly different enough to result in a materially different impact on residential amenity.

16 The southern elevation will partially be screened by trees, a streetview image submitted by the architect shows the highest point of the proposed windows and the trees in front of them. However as the proposed building is set well in from its boundary as noted above, the distance is considered significant enough to prevent any direct and serious conflict of privacy.

Highways

17 As the proposed building would not increase the floor area and the proposal does not suggest that there would be an increase in staff or pupil numbers there is no proposal and no requirement to provide additional parking capacity, it is noted that the existing provision of 300 parking spaces actually exceeds current standards. An existing parking area is labelled, on the landscape plan, as a disabled parking zone, this would be supported however a condition requiring more details is recommended.

18 Bicycle parking requirements as set out in standard PS16 of the UDP 2004 require at least one space per ten staff/pupils, giving a requirement for at least 108 spaces just for this building (let alone the remainder of the campus). With only 50 spaces stated as being available at present, it is important that a significant increase in bicycle parking provision is made. This is acknowledged in the submitted Transport Statement, but further details need to be provided on the site layout plan as a condition of any approval.

19 A transport statement has been submitted which, as there is no increase in floor area, finds that there will be no adverse impact associated with the development. Details from the monitoring of the existing travel plan identify that targets are being met.

Conclusion

20 The proposed building is considered to be an enhancement to the site and will have a positive impact on the streetscene and campus. However the development is not currently proposed to achieve the sustainability target required of it by Brent's Core Strategy, this matter requires further consideration which will be undertaken by Brent Energy Solutions and an update will be provided in a supplementary report.

Comment	Response
<p>Concern that there will be significant changes to the sky view and light to Denzil Road properties. The report doesn't state that there will be no impact but that it will be within BRE guidelines and that the DAS is misleading on this point.</p>	<p>The streetview images do show that the appearance of the building will change and the footprint will also change on Denzil Road however there remains a significant distance between it and residential neighbours on the south side of the road. The preliminary light report has found that, of the measurement appropriate to north facing windows, the closest properties will easily exceed BRE</p>

	guidelines. Officers acknowledge that this doesn't mean that there will be no change but that the guidelines of BRE which seek to maintain a good quality of residential amenity will be achieved.
Privacy has not been considered in the D&A. The existing south elevation has some windows obscured by trees. The trees will not obscure the new 3rd and 4th floor and the height of the windows will mean students will see out to neighbours windows.	The southern elevation will partially be screened by trees, a streetview image submitted by the architect shows the highest point of the proposed windows and the trees in front of them. However as the proposed building is set well in from its boundary as noted above, the distance of at least 35m is considered significant enough to prevent any direct and serious conflict of privacy.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004

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

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

CNWL-A-L-00-X01 Rev 1
 CNWL-A-L-00-X02 Rev 1
 CNWL-A-L-00-X03 Rev 1
 CNWL-A-L-00-X04 Rev 1
 CNWL-A-L-00-X05 Rev 1
 CNWL-A-L-00-X06 Rev 1
 CNWL-A-L-20-001 Rev 12
 CNWL-A-L-20-101 Rev 11
 CNWL-A-L-20-201 Rev 10
 CNWL-A-L-20-301 Rev 10
 CNWL-A-L-20-401 Rev 10
 CNWL-A-L-20-601 Rev 5
 CNWL-A-L-20-X01 Rev 9
 CNWL-A-L-20-X02 Rev 10
 CNWL-A-L-20-X03 Rev 9
 CNWL-A-L-20-X04 Rev 5
 CNWL-L-L-90-001 Rev 3
 CNWL-A-L-92-X01 Rev 2
 511/M/04/200 Rev I1
 511/M/R/200 Rev I1

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

- (3) The area(s) so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. 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 in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation. Details shall include:

- All hard materials, type/colour/finish
- All storage, street furniture, boundary treatment and lighting, type/colour/finish
- All plant species/pot size/position/quantity
- Tree planting along the Dudden Hill Frontage should be reinforced and new trees should be proposed to enhance the setting of the new building.
- Sustainable drainage (SUDS) and construction techniques should be implemented
- Biodiversity enhancement measures should be incorporated into the landscape design where appropriate as per section R2 of the ecological report
- Landscape management and maintenance plan in exhibiting improved tree care in particular

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (4) No development shall be carried out until such time as the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

- (5) A full set of external design details, including but not limited to window design and reveal, details of all plant on the roof, samples of all external materials etc., shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (6) Details of the construction of the green/brown living roof shall be submitted to and approved in writing by the LPA before the development commences.

Reason: To ensure the proposed development achieves ecological improvements for the site.

- (7) Details of the provision of secure cycle parking spaces, to improve the overall provision for the campus as a whole, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- (8) Further details of the parking area labelled 'disabled parking zone' shall be submitted to and approved in writing by the LPA and the approved details shall be implemented prior to the occupation of the hereby approved building.

Reason: To ensure that there is sufficient and convenient parking for disabled visitors to the college in accordance with Brent's UDP 2004 and the London Plan 2011.

- (9) Details of PV panels, minimising impact on the external appearance of the building, shall be submitted to and approved in writing by the LPA prior to the commencement of the building work. The development shall be completed in accordance with the approved details.

Reason: In the interest of the visual amenity of the site.

- (10) Prior to the commencement of the use the applicant shall provide details of all boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NO_x) do not exceed 30 mg/kWh, in writing for the approval of the Local Planning Authority

Reason: To protect local air quality, in accordance with Brent Policy EP3

- (11) Condition: Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be at least 10 dB below the measured background noise level when measured at the nearest noise sensitive premises. The method of assessment should be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. It should be assumed that each item of plant incurs a +5dB(A) penalty to account for tonal qualities. An assessment of the expected noise levels and any mitigation measures necessary to achieve the required noise levels shall be submitted to The Local Planning Authority, in writing, for approval. The plant shall thereafter be installed and maintained in accordance with the approved details

Reason: To protect acceptable local noise levels, in accordance with Brent Policy EP

INFORMATIVES:

- (1) The applicant is advised the any proposed signage or advertising requires advertisement consent which will be considered separately on its own merits.
- (2) Whoever carries out the works is reminded of their obligation to comply in full with s60 of the Control of Pollution Act 1974 and the British Standard Codes of practice 5228:1997 Parts 1 to 4 which states that Construction/refurbishment and demolition works and ancillary operations which are audible at the site boundary shall be carried out only between the hours of: Monday to Friday 08:00 to 18:00, Saturday 08:00 to 13:00 and at no time on Sundays or Bank Holidays.
- (3) The applicant is advised that they will need to comply with the prior approval details (LPA ref: 14/4190) as far as construction traffic is concerned.

Any person wishing to inspect the above papers should contact Liz Sullivan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5377