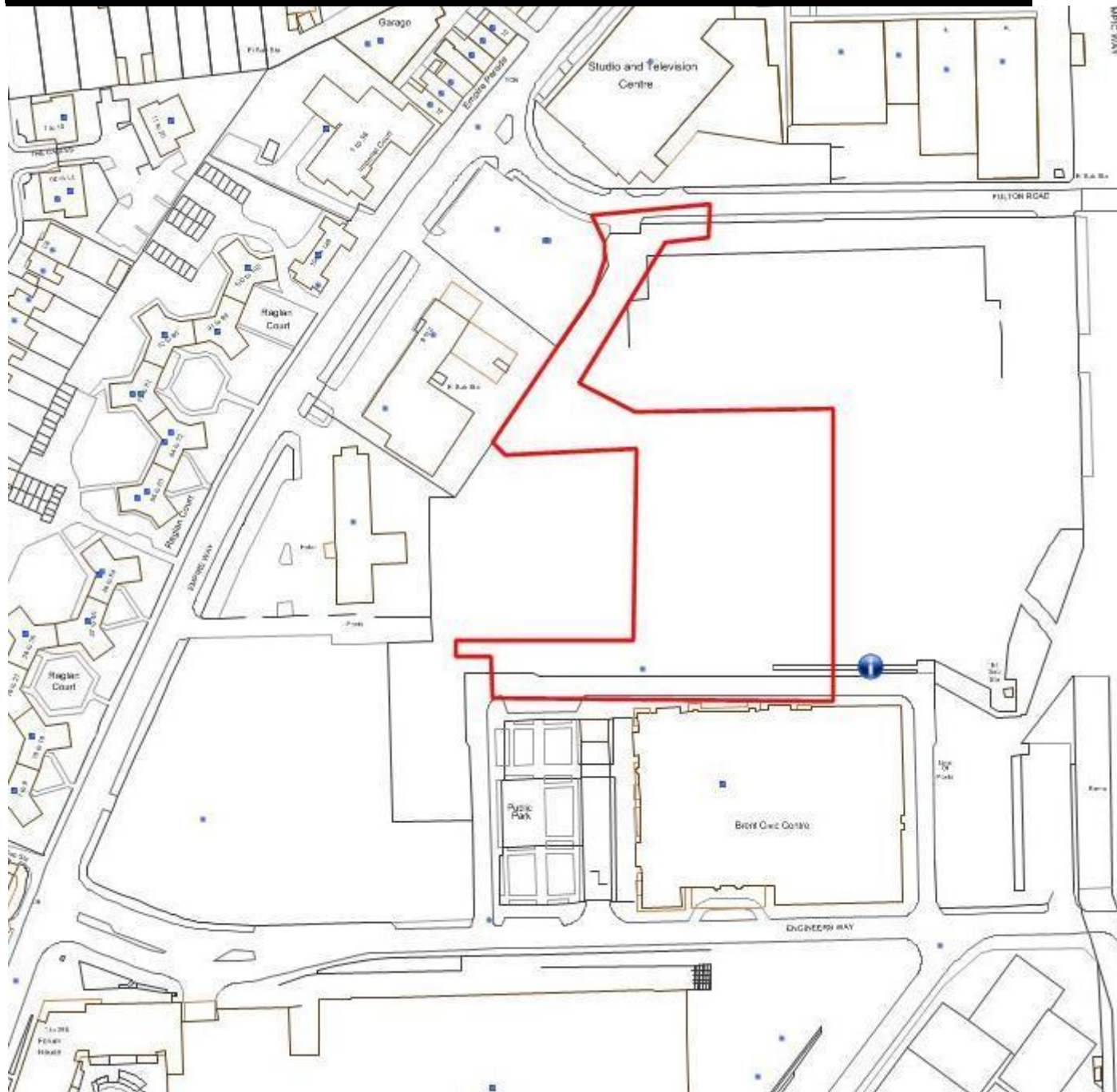
 **Planning Committee Map**  
Site address: Yellow Car Park, Fulton Road, Wembley  
© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

**RECEIVED:** 20 November, 2014

**WARD:** Tokyngton

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** Yellow Car Park, Fulton Road, Wembley

**PROPOSAL:** Proposed construction of park (publicly accessible open space), a "pocket park", access roads and other associated hard and soft landscaping works and infrastructure and alteration to existing access roads, and access to Fulton Road.

This application is submitted pursuant to conditions 1 (Reserved Matters), 7 (visibility spay), 8 (c) Layout of internal and external spaces, 8(k) wind mitigation and 12 (Noise) of outline planning permission reference 14/3054 which varied outline planning consent reference 13/1323 (section 73 application) and 10/3032 (original consent), with details also submitted pursuant to paragraphs 4 (Affordable Housing), 10.5 (Demolition), 12 (sport and play space) and 19 (Brent Access Forum) of the first schedule of the Section 106 legal agreement

Outline Planning Consent reference 10/3032 was for:  
Demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m<sup>2</sup> of floorspace (GEA, excluding infrastructure) comprising:  
Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m<sup>2</sup> to 30,000m<sup>2</sup>  
Business (Use Class B1): up to 25,000m<sup>2</sup>;  
Hotel (Use Class C1): 5,000m<sup>2</sup> to 20,000m<sup>2</sup>;  
Residential dwellings (Use Class C3): 65,000m<sup>2</sup> to 100,000m<sup>2</sup> (815 to 1,300 units);  
Community (Use Class D1): 1,500m<sup>2</sup> to 3,000m<sup>2</sup>;  
Leisure and Entertainment (Use Class D2): up to 5,000m<sup>2</sup>;  
Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m<sup>2</sup> to 25,000m<sup>2</sup>;  
and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

**APPLICANT:** Quintain Estates and Development Plc

**CONTACT:** Signet Planning Ltd

**PLAN NO'S:**  
See condition 1.

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## **RECOMMENDATION**

To approve the Reserved Matters and details pursuant to conditions 1 (Reserved Matters), 7 (visibility spay), 8 (c) Layout of internal and external spaces, 8(k) wind mitigation and 12 (Noise) in relation to the park and associated access roads.

## **SECTION 106 DETAILS**

The outline planning consent was subject to a comprehensive 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 outline planning consent (reference 10/3032).

## **CIL DETAILS**

The Outline planning permission was approved prior to the introduction of CIL and as such, the financial contributions are secured through the Section 106 agreement rather than CIL.

**CIL Liable?**

Yes/No: No

**EXISTING**

The application site for the outline planning consent comprises the land to the north, east and west of the Brent Civic Centre, situated between Engineers Way, Fulton Road, Empire Way and Olympic Way but excluding the Quality Hotel, Dexion House site and the former Fulton House site (corner of Fulton Road and Empire Way).

This reserved matters application relates to the park which is to be situated to the north of the Civic Centre, the pocket square to the north of plot NW06, part of Exhibition Way and the access roads and access to the highway on Fulton Road.

**HISTORY**

Outline planning consent was granted for the comprehensive re-development of the land surrounding the Brent Civic Centre in 2010. This plot represents the second plot that is to be delivered pursuant to the outline planning consent.

While all matters are reserved within this planning consent, the key parameters of the development were fixed through the approval of parameter plans, a "development specification", conditions and the Section 106 agreement. The parameter plans set a number of factors including the location of external walls and heights of the various elements of the buildings.

As Quintain developed their proposals for Plot NW01 and NW06, improvements were made to the layout and massing within these two sites and these were captured within applications for minor material amendments to the outline consent.

This application relates to the park, "pocket park" to the north of Plot W06 and the access to the highway (Fulton Road). Two applications have been submitted concurrently with this application which seek approval of the Reserved Matters for Plot NW06 and the access roads to the north and west of Plot NW06.

**10/3032 – ORIGINAL OUTLINE APPLICATION – Granted 24 November 2011**

Outline application, accompanied by an Environmental Impact Assessment, for the demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m<sup>2</sup> of floorspace (GEA, excluding infrastructure) comprising:

- a) Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m<sup>2</sup> to 30,000m<sup>2</sup>
- b) Business (Use Class B1): up to 25,000m<sup>2</sup>;
- c) Hotel (Use Class C1): 5,000m<sup>2</sup> to 20,000m<sup>2</sup>;
- d) Residential dwellings (Use Class C3): 65,000m<sup>2</sup> to 100,000m<sup>2</sup> (815 to 1,300 units);
- e) Community (Use Class D1): 1,500m<sup>2</sup> to 3,000m<sup>2</sup>;
- f) Leisure and Entertainment (Use Class D2): up to 5,000m<sup>2</sup>;
- g) Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m<sup>2</sup> to 25,000m<sup>2</sup>;

and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

**13/1323 – VARIATION APPLICATION – Granted 18 September 2013**

Variation of condition 4 of Outline Planning Consent reference 10/3032 to allow minor material amendments to the parameter plans in relation to Plot NW01, situated in the south-western corner of the application site at the junction of Empire Way and Engineers Way.

**13/2799 – RESERVED MATTERS FOR NW01 – Granted 16 December 2013**

Erection of a series of 5- to 16 storey buildings within Plot NW01 situated on the corner of Engineers Way and Empire Way comprising 475 residential units and 1,061 square metres of commercial floorspace (Use Class B1 (Business), D1 (non-residential institution), D2 (leisure and assembly), A1 (retail) , A2 (professional and financial services) or A3 (restaurant and café) ) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, cycle storage and refuse provision.

**14/3054 – VARIATION APPLICATION – Granted 31 October 2014**

Variation of condition 4 of outline planning permission reference 13/1323 to allow minor material amendments to the parameter plans in relation to plots NW06, NW07 and the proposed open space, namely: the siting, size and layout of plots NW06 and NW07, the heights of elements of the building within Plot N06, the siting of the open space, change to the vehicular access point for plot NW06.

**14/4330 – RESERVED MATTERS FOR NW06 – Currently being considered**

Proposed erection of 1- to 20-storey building comprising 370 residential units, 693 sqm of non-residential floorspace (use class A1 (retail), A2 (financial and professional), A3 (cafe/restaurant), B1(Business), D1 (community) or D2 (assembly and leisure)) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, landscaping, cycle storage and refuse provision.

**14/4541 – PARK AND ACCESS ROADS – This application**

Proposed construction of park (publicly accessible open space), a "pocket park", access roads and other associated hard and soft landscaping works and infrastructure and alteration to existing access roads, and access to Fulton Road.

**14/4555 – ACCESS ROAD TO WEST OF NW06 – Currently being considered**

Proposed hard and soft landscaping works involving the construction of a new access road adjacent to the rear boundary of the Quality Hotel and Dexion House including footway and loading bays , substations and other associated hard and soft landscaping works.

**POLICY CONSIDERATIONS**

The policies relating to this application and the wider outline planning consent are as follows:

**NATIONAL**

National Planning Policy Framework

**REGIONAL**

The Mayor of London  
The London Plan 2011

The revised London Plan was adopted in July 2011 and sets out an integrated social, economic and environmental framework for the future development of London. Relevant Policies include:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.6 Children and Young People’s Play and Informal Recreation
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 4.2 Offices
- 4.5 London’s Visitor Infrastructure
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London’s Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture

- 7.14 Improving Air Quality
- 7.15 Reducing Noise

They Mayor's Transport Strategy

Supplementary Planning Guidance – Sustainable Design and Construction (May 2006)

Supplementary Planning Guidance – Accessible London: Achieving an Inclusive Environment (April 2004)

## **LOCAL**

### **Wembley Area Action Plan**

- WEM 1 Urban form
- WEM 3 Public realm
- WEM 4 Public art
- WEM 5 Tall buildings
- WEM 8 Securing design quality
- WEM 15 Car parking standards
- WEM 16 Walking and cycling
- WEM 18 Housing mix
- WEM 19 Family housing
- WEM 21 Wheelchair housing and supported housing
- WEM 29 Community facilities
- WEM 32 Urban greening
- WEM 38 Play provision

### **Brent Local Development Framework Core Strategy 2010**

- CP 1 Spatial Development Strategy
- CP 2 Population and Housing Growth
- CP 3 Commercial Regeneration
- CP 5 Placemaking
- CP 6 Design & Density in Place Shaping
- CP 7 Wembley Growth Area
- CP 14 Public Transport Improvements
- CP 15 Infrastructure to Support Development
- CP 16 Town Centres and the Sequential Approach to Development
- CP 18 Protection and Enhancement of Open Space, Sports and Biodiversity
- CP 19 Brent Strategic Climate Mitigation and Adaptation Measures
- CP 21 A Balanced Housing Stock
- CP 23 Protection of existing and provision of new Community and Cultural Facilities

### **Brent Unitary Development Plan 2004**

#### Strategy

The relevant policies in this respect include Policies STR3-4 (prioritising locations and land-uses to achieve sustainable development), STR5 and 6 (reducing the need to travel), STR9 (role of GLA Roads and London Distributor Road) STR12-15 (protecting and enhancing the environment), STR25 (meeting employment need), STR29 (Vitality and Viability of the Borough's Town and District Centres, and the role of Wembley and Kilburn as major centres)

#### Policies

- BE1 Urban Design Statements
- BE2 Local Context & Character
- BE3 Urban Structure: Space & Movement
- BE4 Access for disabled people
- BE5 Urban clarity and safety
- BE6 Landscape design
- BE7 Streetscene
- BE8 Lighting and light pollution
- BE9 Architectural Quality
- BE10 High Buildings
- BE11 Intensive and Mixed Use Developments
- BE12 Sustainable design principles
- BE13 Areas of Low Townscape Quality
- BE17 Building Services Equipment
- BE34 Views and Landmarks
- EP2 Noise and Vibration
- EP3 Local air quality management

EP6 Contaminated land  
EP12 Flood protection  
EP15 Infrastructure  
H11 Housing on Brownfield sites  
H12 Residential Quality – Layout Consideration  
H13 Residential Density  
H22 Protection of Residential Amenity  
TRN1 Transport assessment  
TRN2 Public transport integration  
TRN3 Environmental Impact of Traffic  
TRN4 Measures to make transport impact acceptable  
TRN9 Bus Priority  
TRN10 Walkable environments  
TRN11 The London Cycle Network  
TRN12 Road safety and traffic management  
TRN13 Traffic calming  
TRN14 Highway design  
TRN15 Forming an access to a road  
TRN16 The London Road Network  
TRN17 Restrictions on New Roads  
TRN22 Parking Standards – non-residential developments  
TRN23 Parking Standards – Residential developments  
TRN24 On-street parking  
TRN25 Parking in Town Centres  
TRN28 Restrictions on off-street public parking and contract parking  
TRN30 Coaches and Taxis  
TRN31 Design and Land Take of Car Parks  
TRN34 Servicing in new developments  
TRN35 Transport access for disabled people & others with mobility difficulties  
Appendix TRN2 Parking and Servicing Standards  
EMP2 Small and medium sized enterprises  
EMP3 Childcare facilities in Employment Developments  
EMP9 Development of Local Employment Sites  
EMP10 The Environmental Impact of Employment Development  
EMP14 Design of Business Developments  
EMP20 Creative Industry Proposals  
SH2 Major Town Centres  
SH10 Food and Drink (A3) Uses  
SH11 Conditions for A3 Uses  
SH19 Rear servicing  
TEA1 Location of large-scale Tourist, Visitor and ACE uses  
TEA2 Location of small-scale Tourist, Visitor and ACE uses  
TEA4 Public Art  
TEA6 Large Scale Hotel Development  
TEA7 Small Scale Hotel Development  
OS18 Children's Play Areas  
OS19 Location of Indoor Sports Facilities  
CF1 Location of Large Scale Community Facilities  
CF2 Location of Small Scale Community Facilities  
CF4 Community Facilities Capable of Holding Functions  
CF6 School Places  
CF7 New Schools  
CF8 School Extensions  
CF11 Day Nurseries  
CF13 Primary Health Care / GP Surgeries  
CF14 Places of Worship  
WEM2 Pedestrian Route/Promenade  
WEM4 Residential Development within the Wembley Regeneration Area  
WEM5 Relocation of Existing Businesses  
WEM7 Access to development – the National Stadium Policy Area  
WEM9 Comprehensive Development – The National Stadium Policy Area  
WEM11 On-street parking controls for Wembley  
WEM12 Short stay car parking in the Wembley Regeneration Area

WEM16 Urban design quality – Wembley Regeneration Area  
 WEM17 The public realm – Wembley Regeneration Area  
 WEM18 Design of Buildings Along Olympic Way  
 WEM19 Views of the Stadium  
 WEM22 Libraries in Wembley  
 WEM27 Opportunity sites at the Junction of Olympic Way and Engineers Way

**Brent Council Supplementary Planning Guidance and Documents**

SPG3 Forming an access to a road  
 SPG12 Access for disabled people  
 SPG13 Layout standards for access roads  
 SPG17 Design Guide for New Development  
 SPG19 Sustainable design, construction and pollution control  
 SPD Section 106 Planning Obligations  
 Destination Wembley – A framework for development (2003) Supplementary Planning Guidance  
 Wembley Masterplan 2009

**Other Council Publications**

Wembley Vision (2002)  
 Wembley From Vision to Reality (2007)

**SUSTAINABILITY ASSESSMENT**

The key sustainability requirements were set out within the Outline planning consent.

This proposal relates to the delivery of the park, pocket park and accesses and as such, the sustainability requirements are not applicable to this proposal.

**CONSULTATION**

Letters sent: 24 November 2014

A letter of objection has been received from Fountain Studios objecting to both this application and the application relating to the building within Plot NW06. The following issues were cited:

Issue	Paragraph
Fountain Studios is very concerned about the effects of the proposals upon its business and strongly objects to what is proposed unless suitable arrangements are in place to ensure that the use of its television studios is not put at any risk by what is proposed.	18-23
These concerns relate to the noise and vibration associated with the construction works and to potential obstruction of the vehicular access to the studios.	18-23
Much of the recording equipment at the Studios is highly sensitive to disturbance caused by noise or vibration. Construction works have affected studios elsewhere that would have made the recording or transmission to the required standard impossible had the works not been stopped immediately.	18-23
Fountain Studios would like to be satisfied that everything possible is done so that the construction and use of the proposed development does not disrupt the production of programmes.	18-23
A lot of equipment is transported to the studios, mostly by large lorries and trucks. Fountain studios is concerned that external works or road closures may prevent or impede access.	18-23
Fountain Studios would like to have discussed the proposals and any mitigation measures with Quintain.	18-23
Further information is required on the management of noise and vibration during construction and the management of the highway works proposed at the junction of Fulton Road and Empire Way.	18-23
The application submission does not provide the details of the Construction Logistics Plan or the Proposed Demolition and Construction Commitments from the outline consent. The commitments that are provided within the Development Specification provide little comfort to fountain studios as the proposed working hours will affect the studios and it is not clear how the measures to ensure that vehicles do not impede access to the studios will be enforced. Concrete crushers are to	18-23

be sited away from residential occupiers, but there is no mention of non-residential buildings.	
The submission does not include information about the extent of the road works, their duration, how existing premises will be affected and what measures are proposed to mitigate against the impacts.	18-23
It is vital that suitably drafted, enforceable conditions are imposed or that planning obligations deal with access to the studios and with noise disturbance and vibration.	18-23

### Safer Streets:

No objection.

### Highways:

There are no objections on transportation grounds to the discharge of the majority of these conditions. However, further details of surfacing materials (incl. sub-surface make-up) and street lighting columns are required in order to fully discharge condition 8d, whilst condition 8h should not be discharged until such time as the proposed kerb radius on the western side of the "Wealdstone Road"/Fulton Road junction has been reduced to 10m, with tactile paving and a raised speed table across the bellmouth.

These parts of condition 8 were removed from the approval and can be submitted prior to the commencement of works.

### Landscape Design

No objection. However, further details are required regarding play provision, lighting, additional trees along the building frontage, possible areas of wildflower grass, hard landscaping proposals, further details of plants and a landscape management and maintenance plan.

The majority of the specified details are secured through other conditions attached to the outline consent that must be approved prior to the commencement of works. The request for additional trees and wildflower grass is discussed in the remarks section of the report.

### Thames Water

No comment.

### REMARKS

1. The application seeks approval of the details relating to the new park, the "pocket square" to the north of plot NW06 and the access to Fulton Road. The proposed park is a 0.4 Ha publicly accessible open space that will serve the proposed Quintain "North West Lands" development and will also be accessible for the general public. It was identified in both the Brent 2009 Masterplan for Wembley and the Quintain North West Lands consent. Quintain will maintain ownership, management and maintenance responsibility for the park despite it being accessible for the general public. Some of the issues have been also been discussed within the report for application 14/4330 which is also being considered by the planning committee.

### Layout of the park and pocket park

2. This was discussed within the report for application 14/4330, which specified the following:

#### The park and other areas surrounding the building

3. *Details of the park have been submitted within reserved matters application reference 14/4541 which is also being considered at present. The proposals show a park which is approximately 0.45 Hectares in size from the façade of plot NW06 to the façade of plot NW07 situated on the eastern side of the park. This application also seeks approval of the "pocket park" which adjoins the community centre on the northern side of NW06 is approximately 300 square metres in size.*
4. *The park is predominantly soft landscaped, with a large proportion laid out as lawn and broken into separate areas though the use of features such as paths, landscape walls and tree planting. It includes 12 large trees (6-8 m in height), 12 medium trees (5-7m in height) and 14 small trees/shrubs (4-5 m in height) and as such, exceeds the minimum number of trees specified within the parameter plans. The trees are predominantly located within the northern half of the park, with a car park situated under a large proportion of the southern half. This approach provides a greater level of openness within the southern parts of the park and a good density of planting within the northern end of the park. The submitted proposals represent the overall strategy for the park and the precise details (such as the species of trees*



*and hard surfacing materials) are secured within conditions attached to the outline consent.*

5. *The “pocket park” is predominantly hardsurfaced and includes 6 medium sized trees (5-7 m in height), planters and seats. The role of the pocket parks differs from that of the larger park and this approach is considered complement the adjoining community centre and the larger park. The number of trees proposed within this area is slightly lower than that specified within the parameter plans (1 tree fewer). However, this is considered to be acceptable on balance due to the provision of additional trees in the park.*
6. The Council's landscape design team have requested further detail of play provision for the park. Such details are secured through a separate condition within the outline consent and as such, can be approved at a later date prior to the commencement of works. The proposed layout provides scope for the incorporation of play facilities within the park.
7. The proposed park and pocket square are considered to be acceptable. Further details regarding hard landscaping materials, play provision and the planting schedule are secured through conditions attached to the outline consent.

#### **Layout of internal access roads and access to Fulton Road**

8. The outline planning consent included a number of new roads to serve the development. As with the other roads on land owned by Quintain, the roads are proposed to remain within their ownership and control. Conditions on the outline consent ensure that these are made publicly accessible. This application includes the details of the access to Fulton Road, the northernmost section of the road that is to run along the boundary with Dexion House and the Quality Hotel (referred to as “Wealdstone Road” within this submission), the road along the northern side of the park (referred to as “Repton Lane”) and amendments to Exhibition Way (the existing road around the Civic Centre). The siting and nature of the roads was approved with the outline planning consent. The middle section of “Wealdstone Road” is detailed within application reference 14/4555 which is also being considered at present. The southern section (between Quality Hotel and Plot NW01 which is currently under construction) were approved previously as they serve the NW01 development.
9. A 6 m wide carriageway is proposed to access “Wealdstone Road”, with a 2.4 m wide footway on the eastern side (adjacent to Plot NW09) and a 900 mm margin on the eastern side which will adjoin the footways to be delivered within the adjoining sites when redeveloped. The 6 m wide road is narrow that the 6.5 m width specified within the parameter plans. However, Highways have commented that this is considered to be acceptable.
10. Highways have commented that the proposed junction radius on the western side of the Wealdstone Road access to Fulton Road is far greater than is required and have recommended that this is reduced to 10 m and that a raised table is incorporated at this junction. It is recommended that this is secured through condition. Highways have commented that the new servicing bay which is proposed adjacent to the “pocket park” to address the servicing needs of plot NW06 is welcomed. The submitted information demonstrates that the proposed road width can satisfactorily accommodate the servicing vehicles and coaches if necessary.
11. Highways have commented that further details of road surfacing, sub-surface treatments and lighting are required to address conditions 8d and 8i of the outline planning consent. Such details can be approved separately pursuant to these conditions prior to the commencement of works.
12. The layout of “Repton Lane”, which is approved for use by emergency and servicing vehicles only, accords with the outline consent and highways have commented that this is acceptable. The proposal looks to resurface the existing length of Exhibition Way along the northern side of the Civic Centre in natural stone paving as a shared surface which will result in a further improvement to this space and its relationship with the new park.
13. The proposed internal access roads materially accord with the parameter plans and improve the permeability through the site and highways have commented that they consider the proposals to be acceptable subject to the revisions discussed previously.
14. The landscape design team have commented that further trees should be provided along the building frontages. As discussed above, the number of trees within the park and the southern façade of the building exceeds the number set out within the outline planning application. One fewer tree is proposed to the north of the building than that approved within the outline consent. However, this is compensated

for by the additional provision in the park close to that planting zone.

15. The parameter plans detailed the requirement to provide 8 trees along this access road adjacent to the rear of the Quality Hotel and Dexion House. However, no trees are proposed within this area. The majority of this zone is within the application area for the separate application for the temporary layout of the land to the west of plot NW06 and as such, does not necessarily represent the permanent layout for that land. However, the applicant has highlighted that the absence of trees is due to the presence of numerous services under this road and footway. As such, it may be difficult to provide trees in this area when the permanent layout is delivered. The outline consent makes provision for this by allowing section 106 contributions to be paid for off-site tree planting if they cannot be delivered in the locations set out within the parameter plans. As such, the absence of trees can be addressed through such means. It should also be noted that trees fronting this road are proposed within the consent for the adjoining Dexion House site (currently being demolished) at present and in the "pocket park" between NW01 and NW06. As such, there will be some located in this area, but not as many as were envisaged within the outline planning consent.

#### **Noise**

16. The applicant has submitted details of house noise from the external servicing bay will be minimised. Environmental Heath have commented that the proposed measures are reasonable and have recommended that the submitted details are approved.

#### **Wind environment**

17. A boundary layer wind tunnel study has been undertaken for this development. The application submission confirms that the areas within and surrounding the development will be fit for the intended uses.

#### **Objection from Fountain Studios**

18. Fountain Studios have submitted an objection to the applications for both the NW06 building (this application) and the application for the park and access roads (reference 14/4541) due to the potential for the construction impacts and access to affect the operation of the Studios.
19. In response to this, Quintain submitted a report regarding construction noise which looks to address these comments and provide reassurance that the works will not affect the operation of the Studio. This sets out a number of measures to minimise the potential for noise to affect surrounding uses such as the studios and proposes engagement with the Studios with regard to the implementation of those measures.
20. A significant amount of development is anticipated in the vicinity of the Fountain Studios and this always has the potential to result in some level of noise and disturbance. Fountain Studios are naturally concerned with their ability to operate in this environment and have requested that all measures are taken to reduce construction noise and disturbance in the vicinity of their building.
21. The report has been forwarded to Fountain Studios and to Safer Streets. In accordance with advice provided by Safer Streets, given the nature of the use, the proposed engagement with Fountain Studios with regard to the timing of works and the proposed measures is considered to be of high importance. As such, a condition has been recommended which requires the further approval of details of the measures to limit noise and disturbance prior to the commencement of works. These details should be submitted following engagement with Fountain Studios and should include an on-going dialogue with the Studios through the construction period.
22. Construction access is controlled through the Construction Logistics Plan which was approved within the Outline Consent. One of the measures specified within the approved plan relates to the management of construction vehicles. This specifies that:  
  
*Site deliveries will be managed through a pre-booking regime to ensure that excessive numbers of vehicles do not arrive at site simultaneously, and that on-site handling and storage is carried out efficiently. Suppliers and contractors will be requested to adhere to this protocol to ensure minimum disruption to the surround area.*
23. There are double yellow lines within Fulton Road between the subject site and Fountain Studios. As such, the Brent Council Highways service have sufficient power to enforce unlawful stopping or parking if this does occur despite the controls that are in place within the outline consent. Highways also have control over any road closures that are required to undertake the works to the highway associated with the proposed change to the vehicular access and can address issues relating to access to adjoining

properties, such as Fountain Studios.

### Summary

24. The three applications that are being considered concurrently look to deliver 370 homes together with some key elements of social and physical infrastructure including the 0.4 Ha park and the 300 square metre community hall. This application relates to the park, "pocket park", roads and footways. The design and layout of the proposed park and pocket park is considered to be acceptable subject to the approval of further details regarding hard landscaping, planting and play provision pursuant to conditions already attached to the outline consent. The proposed road layout is also considered to be acceptable subject to a new condition requiring a 10 m kerb radii and raised table at the junction of "Wealdstone Road" and Fulton Road. A condition is also recommended to ensure that noise and disturbance from construction is minimised.

**RECOMMENDATION:** Grant Consent

### REASON FOR GRANTING

- (1) The proposed development is in general accordance with:-  
National Planning Policy Framework  
London Plan 2011  
Wembley Area Action Plan  
Brent LDF Core Strategy 2010  
Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance

### CONDITIONS/REASONS:

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

3981\_001

3981\_002

3981\_100

3981\_101

3981\_102

3981\_201

3981\_202

ITL10186-SK-014 Rev A

ITL10186-SK-016 Rev A

Design and Access Statement reference HG2795

Signet Planning Letter reference PC/CW/DJB/HG2795 dated 19 November 2014

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

- (2) Unless otherwise agreed in writing, revised drawings detailing the junction of "Wealdstone Road" and Fulton Road shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented in full. The details shall include the incorporation of a raised table at this junction and a reduction in the kerb radius on the south-eastern corner of this junction to 10 m.

Reason: In the interest of highway and pedestrian flow and safety.

- (3) Details of proposed measures to limit the impacts of noise and vibration from construction works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the approved details shall be implemented in full during any demolition or construction works associated with the approved development.

The submitted details should include the following:

- Scheduling of any noisy activities in consultation with Fountain Studio;
- Ongoing construction noise monitoring and reporting;
- Mitigation measures.

Reason: To ensure that the proposal does not have an unduly detrimental impact on the amenities of nearby residents or the operation of nearby businesses.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

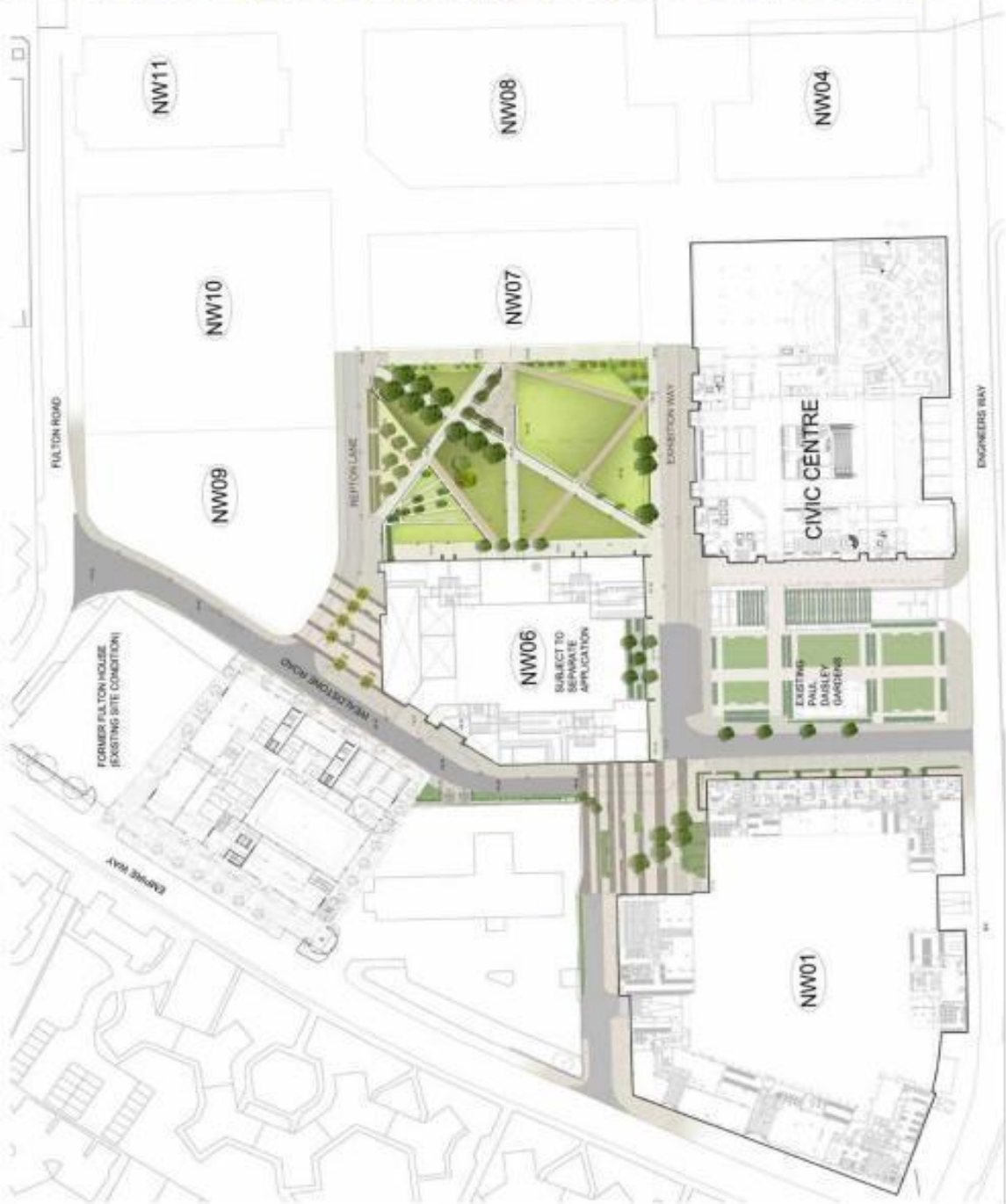
The following are extracts of some of the submitted plans. All submitted details can be viewed on the Council's website [www.brent.gov.uk](http://www.brent.gov.uk) by searching with the application reference.



1:12500

- Asphalt - retains views existing
- Concrete paving units (Metric Sliver Grey)
- Concrete paving units (Metric Prism Grey)
- Concrete permeable paving units with bedding (Metric Prism Sliver (Impervious))
- Ferrous white concrete terrazzo / seal vents
- Reinforced concrete paving
- Grass paving
- Reinforced concrete path
- Play features
- Reinforced planter with bench
- Lawn
- River gardens
- Large trees (London Plane)
- Medium trees (Silver Birch)
- Small trees / large shrubs (Cherry)
- Grass (turf) at 1:4 with retained subsoil above 400g/m<sup>2</sup> 6-10mm aggregate
- Structural concrete steel pipe stacks
- Overlaid steel reinforced planter
- Light Box
- Bridge / stepping stones
- Arch
- Height 1m waist fence
- Stainless steel railings
- Vertical vents in existing
- Adjustable LED floodlights
- Lighting column
- Lighting bollard
- FED post

located at basement car park, plant room & cafe (see program page 108 by MVO design team)



Any person wishing to inspect the above papers should contact David Glover, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5344