

**Supplementary Information  
Planning Committee on 29 July, 2015**

Case No.

15/1820

Location        Garages rear of Weston House, Weston House, Winchester Avenue, Kilburn, London  
Description     Demolition of existing garages and community centre and the erection of a four storey building comprising 14 self-contained flats (3x1bed, 9x2bed and 2x3bed), new community centre (Use class D1) and a sub-station with associated car and cycle parking spaces, bin stores and landscaping

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Members visited the site on Saturday 25<sup>th</sup> July 2015. A number of points were raised:

**Loss of trees**

As stated in the report the siting of the building requires the removal of 3 trees. Each of these trees has been identified as category C, which is described as being of low quality and usually either young and small or nearing the end of their life, the protection of such trees in a location which would prevent a development would not be recommended. However, it is important to ensure that there are appropriate replacement trees within the development and officers are satisfied that this is the case. A tree is proposed in front of the new building which isn't shown on the CGI's that Members saw at the weekend as it was requested by Planning Officers during the lifetime of the application. The species of this tree is to be confirmed, but a feature tree providing a high level of visual amenity is required. In addition to this an area of the scheme is dedicated to fruit trees between the new building and Weston House so that there will be an increase in the number of trees on the site overall.

**Car parking**

BHP do intend to proceed with a 'residents only' parking scheme on site having been advised by residents that non-residents park there to then catch a train. BHP proposes to undertake a survey of residents to seek views before proceeding and this arrangement is separate to the current planning application, but will be complimentary.

**Impact on residents during construction**

In order to ensure that the development is carried out in a way which minimises disruption to existing residents condition 3 has been recommended requiring the developer to sign up to the considerate constructors scheme. In addition to this condition 8 requires a construction method statement to mitigate environmental impacts of development, officers recommend this condition be expanded to include construction logistics including parking, storage or materials, hoarding etc. A revised condition is set out below.

**Allocation of flats**

A point was raised in an objection from a neighbour suggesting that existing residents should have the opportunity to move into the new development. The main report advises that BHP are responsible for allocating the flats as appropriate and that they do so on the basis of the Council's adopted Allocations policy. This policy does not currently give any priority to people living locally.

**Existing buildings**

The external decoration/cyclical works for Mapes & Weston House are planned for the year 2019/20. Following the discussion at the site visit the applicant is now commissioning consultants to survey and report on the external decorations which will provide up to date information on the work needed and costs involved so that there can be consideration of whether this could be brought forward and to start consultation on this with leaseholders and tenants accordingly. For the avoidance of doubt, from a

planning point of view, although it is to be welcomed that the programme is to be looked at again given that existing residents will be impacted upon by the proposal, the decision as to whether or not to grant planning permission here must be made on the individual planning merits of this scheme.

### **Landscaping proposals**

The quality of the landscaping scheme is critical in order to mitigate the reduction in the quantity of the area. The scheme provided with the application shows a very varied and high quality proposal, but as it is indicative at this stage further details are required.

The agent has suggested that the landscaping condition could be required *prior to the commencement of the relevant works associated with the communal amenity* rather than prior to the commencement of works on site. The proposed landscaped works will be an integral part of the completed estate. Such works will be undertaken once the building is almost complete, so it is felt that a construction period will allow landscaped details to be designed fully and submitted for approval whilst the building is being constructed. Condition 10 needs to be amended accordingly and is set out below.

### **Recycling for Weston House**

The proposal includes, on the site plan, a new area for recycling for Weston House residents. Officers require further detail specifically including its exact location, height and external appearance and have required these by condition (see condition 12).

### **Bicycle storage provision**

Two external lockers with capacity for two bicycles each are proposed for the larger 3-bedroom flats at ground floor level, whilst an internal storeroom with capacity for 12 bicycles is proposed for the upper floor flats. This proposed level of provision meets standards. 3 Sheffield cycle stands are proposed in front of the community space providing a total of 6 spaces.

### **Lighting**

The agent has queried the point at which condition 11 (lighting) is required and officers agree that the details shall be required only prior to the relevant part of the development. The condition needs to be amended to reflect this

### **Plan numbers**

Drawing AA5211/2005 (second and third floor plans) is to be added to the list of approved plans.

Revised ground and first floor plan AA5211/2004 B is to be substituted as it shows the improved amenity space arrangements for the ground floor flats which while shown on the landscaping plan were not on the ground floor plan. The amendments shown sought to provide 50sqm of usable and good quality amenity space to each unit, not relying on the space between the block and the railway.

### **Additional Conditions**

Condition 8 shall be amended to read:

Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include details of:

- i. Measures that will be taken to control dust, noise and other environmental impacts of the development.
- ii. Specification of construction works at each phase of the development including the provision of car parking for existing residents
- iii. Construction Logistics Management

- iv. Erection and maintenance of security hoarding
- v. Wheel-washing facilities
- vi. Parking of vehicles of site operatives and visitors
- vii. Arrangements for the loading and unloading of plant and materials
- viii. Storage of plant and materials used in constructing the development
- ix. Scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

Condition 10 shall be amended to read:

All areas shown on the plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works associated with the communal amenity. Such landscaping work shall be completed prior to the occupation of the development hereby approved.

Such scheme shall also indicate:-

- (i) Proposed walls and fencing, indicating materials and heights.
- (ii) Hardsurfacing materials and detail to demonstrate SUDS
- (iii) Details of any proposed play facilities
- (iv) Details of any proposed seating
- (v) Screen planting between the development and the western boundary
- (vi) How the arboricultural method statement and tree protection plan (required by condition) has been taken into account in the proposed landscaping scheme

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

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.

Condition 11 shall be amended to read:

Details of lighting shall be submitted to and approved in writing by the local Planning Authority prior to the commencement of any work associated with the improvements to the estate wide communal areas. Once approved the details shall be fully implemented and permanently maintained.

Reason: In the interests of safety, amenity and convenience.

**Recommendation: Remains approval subject to amended conditions 8, 10 & 11 and inclusion of revised plan.**