

Supplementary Information

Planning Committee on 26 August, 2015

Agenda Item 04

Case No. 15/0064

Location All Flats at Jubilee Heights, Shoot Up Hill, London, NW2 3UQ
 Description Erection of a 6-storey building comprising 5 x 2 bedroom self-contained flats with roof garden attached to the Jubilee Heights building to also include the removal of existing vehicular access and cross over off Shoot Up Hill and installation of new pedestrian gates, railing and brick piers with access from Exeter Road

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An email was received on 19th August from JB Planning Associates who are acting on behalf of the Jubilee Heights and Cedar Lodge residents association. This email was also sent directly to planning committee members at the same time. The email contained a letter from the residents association reiterating the residents concerns:

- 1) Exeter Road is more congested than Shoot-Up-Hill.
- 2) The removal of the exit onto Shoot-Up-Hill is unacceptable.
- 3) The lane on the Jubilee Heights side of Shot-Up-Hill is usually completely traffic free while Exeter Road is in effect a one lane road due to cars parked on both sides of the road.
- 4) Freeholders would not support the widening of the gate
- 5) There are no car parking spaces available for allocation to leaseholders.
- 6) The Residents Association is still seeking to resolve the issue of permanent space for recycling and refuse bins.
- 7) Residents of the recent extension often park in spaces allocated to leaseholders as they have been given the right to park but not allocated spaces to their lease.
- 8) All buildings on Shoot-Up-Hill are positioned back from the main road.
- 9) Cracks have been discovered on the internal walls in Jubilee Heights between 5th and 1st floors.

These material planning issues are discussed within the original committee report. Regarding point 9 Members will be aware that any development needs comply with Building Regulations and that structural issues are not a material planning issue.

A letter from JB Planning was also attached and the additional points raised are summarised below:

- Clients are supportive of the draft reasons for refusal
- The proposal creates a separate semi-detached block and appears cramped in the street scene
- The Certificate of Ownership submitted with the application states that Redab Kilburn Ltd is the owner of the application site however residents have advised that part of the application site is owned by Abbey Mews Ltd and notice has not been served on the remaining owners.
- Proposed Site Plan PL/310/133D is inaccurate as it shows changes outside of the application site - the 2 car parking spaces at the northern end of the site so there are just 8.5 spaces within the application site not 11.

The agent for the application has responded to the latter 2 points for clarity.

- *Certificate of Ownership*

Abbey Mews Ltd is the applicant for the current planning application and Redab Kilburn Ltd, as the freeholder at the time, was notified of the application as shown by the completion of Certificate B.

- *Parking spaces*

The red line was incorrectly shown on the revised site plan and, in line with the originally submitted site plan PL/310/133, the 2 proposed parking spaces parallel to the northern boundary of the site, are within the application site. This has been corrected on PL/310/133 E.

The area to the front of the proposed block accommodates 9 parking spaces and two further spaces are proposed to the rear of the proposed block parallel to the northern boundary. As set out in the original committee report, the applicant has confirmed that they purchased the site with the benefit of spaces 45-49 in the front area, other spaces within their control will be leased to other occupiers of the site.

Across the whole site and including basement and surface parking, there are a total of 131 spaces for the proposed total of 129 units that have a right to park, including the proposed 5 flats.

Recommendation: Remains approval subject to conditions set out in draft decision notice and affordable housing contribution.