

Supplementary Information

Planning Committee on 7 October, 2008

Item No.

2/05

Case No.

08/1629

Location	Site of former Willesden Court House, St Marys Road, London, NW10
Description	Erection of a 3, 4, 5 and 6 storey building comprising 149msq community facility (Use Class D1) on the ground floor, 38 self contained flats (100% affordable, 4x1bed, 15x2bed, 17x3bed, 2x4bed), 3 disabled parking spaces, 38 cycle spaces, formation of new vehicular access onto St Mary's Road NW10, communal garden and associated landscaping as accompanied by Sustainability Report by Price & Myers Revision 1 dated 9 September 08 and Sustainable Checklist ('Car-free development').

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Members visited the site on Saturday 4th October 2008. A number of points were raised at that visit.

Height of Proposed Building

The eaves of the building will be at the same level as the ridge of the adjacent terrace on the northern side of Craven Park Road and there is then an additional storey approx. 2.6 metres in height above that point.

"Car-free" Proposal

The CPZ is not in force 24 hours a day, 7 days a week (operating instead from 8.00am to 6.30pm, Monday to Saturday) and consequently there will be times when there are no restrictions in place and drivers without parking permits will be able to visit the area. This arrangement is no different to large parts of Brent. The purpose of the "car-free" agreement is to seek controls in such a way that the restrictions in place will encourage residents to contemplate not owning a car because of the limitations on parking that the CPZ imposes. Members will be aware that Officers only consider this approach where public accessibility is of such a level that there is a real alternative to the private car.

Community floorspace.

Condition 7 in the report to Members makes reference to "publicly accessible community floorspace" as been required for the front part of the ground floor. This is further controlled through the Heads of Terms towards the front of the report. For the avoidance of doubt, the suggested community pharmacy is not considered to achieve what the condition sets out to do, in providing an area for the use of the community. In the event that in the future the floorspace is not able to be let, despite adequate marketing etc, then the Council would need to consider the situation at that time.

A further consideration here is that the Site Specific Proposal refers to a community use on the site. Officers have over-time sought either the provision on site and or, in the absence of an adequate quantum of floorspace, a financial contribution to off-site provision. In this particular case, Officers have been seeking a contribution in addition to the 150 square metres of floorspace mentioned elsewhere. However, no such agreement has been possible in advance of the meeting and the applicants have indicated that they are not in a position to agree a figure. As a result, it may be that it is necessary to defer consideration of this key issue at this time in order that the matter can be fully explored before reporting it back to Members at a future date. It is unfortunate that the main body of the report does not explicitly deal with the question, but Officers are of the view that, given the particular policy context of this site, the fact remains that a contribution is required.

The Borough Solicitor has made a number of comments on the suggested conditions:-

Condition 3

Add a new sentence before "such a scheme shall include" to read "details of maintenance approved under the scheme shall be fully carried out as set out in the scheme". Then add at the end of this condition "(e) maintenance of the landscaped works".

Condition 4

Add at the end of this "the approved details shall be fully implemented".

Recommendation: Remains approval subject to legal; agreement, with additional Heads of Terms and

DocFoldr: Report

DocDesc: Brent's supplementary information

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revisions to conditions.

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