

Agenda Item 08

Supplementary Information Planning Committee on 22 October, 2015

Case No. 15/2382

Location	143 & 145 Brondesbury Park, Brondesbury, London, NW2 5JL
Description	Demolition of existing synagogue and erection of a new three storey synagogue with basement level with ancillary prayer hall, youth room, community hall and nursery

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Members visited the site on Saturday 17th October 2015.

Further clarification was sought on the proposed height of the building compared to the existing building. An existing front elevation drawing has now been supplied showing the proposed height in outline. The main front section of the building is proposed to increase in height by 1.2m, while in total the increase in height to the roof of the recessed top floor is 4.1m. The top floor is recessed from the front elevation by 2.2m and also steps in from its side elevation next to the residential neighbour by 2.2m. The flat roof of the highest part of the proposed building exceeds the ridge height of the adjacent building by approximately 1m.

The proposed forward projection steps the ground floor approximately 2.3m further forward. This accommodates only the ground floor of the building which is a hall with high ceiling and is, therefore, as shown on the front elevation drawing, has a height similar to the first floor window cill level of the adjacent neighbour.

Members also requested more information as to how the childrens drop off for the proposed nursery is anticipated to function. The applicant has advised that this will be in the same arrangement as at present. At discussed in the main report 62% of parents advise that they bring their children to nursery by car at the moment and as the CPZ does not operate until 10am this means that parents are able to park in the vicinity of the site briefly. It is not intended that the area in front of the building be used for the purposes of dropping off children.

The area given over to the proposed nursery use does not occupy a larger area than at present and will accommodate up to 40 children, an increase of 15 over the current situation. Taking account of the particular site circumstances and the evidence of current parents modes of transport the additional children numbers are considered to be capable of being accommodated without impacting on highway conditions nearby. As explained in the main body of the report, a Travel Plan will encourage sustainable transport modes.

Recommendation: Remains approval subject to conditions and s106 agreement.

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