

## Agenda Item 10

### Supplementary Information Planning Committee on 22 October, 2015

Case No. 15/3819

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Location	Former Kensal Rise Branch Library, Bathurst Gardens, London, NW10 5JA
Description	Variation of condition 5 (cycle parking and refuse recycling storage) to allow the location of cycle parking and refuse stores at ground floor level, of full planning permission reference 14/0846 dated 11/11/2014 for Conversion of the existing vacant building to provide 5 residential units (2 x studios, 1 x 1 bed duplex flat and 2 x 2 bed duplex flats) on part ground and upper floors and 186m <sup>2</sup> community space (Use Class D1) on the ground floor. Single storey ground floor extension to west elevation, provision of roof extension and communal residential roof terrace fronting onto Bathurst Gardens and creation of basement for bin/cycle store. Provision of new entrance door on Bathurst Gardens serving D1 space, with associated cycle parking and landscaping to Bathurst Gardens and College Road. Erection of temporary site hoarding to protect site for period of vacancy, and subject to a deed of agreement dated 05 November 2014 under section 106 of the Town and Country Planning Act 1990, as amended.

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At the site visit Members raised the issue of whether or not the proposed bin stores are of a sufficient size, number and design to meet the Council's refuse/recycling requirements. The point is being explored with colleagues in Waste Management and Members will be updated verbally at the Planning Committee.

The management arrangements have been confirmed for both the library and the residential units. With regard to the community floorspace on the ground floor the Friends of Kensal Rise library have confirmed that the management of waste will be conducted by staff and overseen by the community floorspace manager who in turn will be supervised by the Operations Committee. All staff/volunteers will be trained, and this training will include training on appropriate disposal of waste and recyclable materials. There will be an Operations Manual for volunteers which will explain daily operational procedures such as disposal of waste and recyclable materials.

With regard to management arrangements for the flats, the applicant has advised that the residents will be advised within a welcome pack and information plaque that the bins must always be kept within any enclosure and only put out the night before collection in accordance with the Councils Refuse collection requirements. However, as explained above, the comments of Waste Management colleagues on the suitability of this point are awaited.

#### Recommendation: Remains approval

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