

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

9 March, 2016

15/5394

SITE INFORMATION

RECEIVED: 11 December, 2015

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Yellow Car Park, Fulton Road, Wembley

PROPOSAL: Reserved matters application in relation to outline planning permission 14/3054. This application relates to Plots NW07 and NW08 for the construction of two buildings with two cores each ranging from 2 to 17 storeys in height, providing 361 residential units (within private, intermediate and affordable rented tenures), with private communal residential landscaped gardens, 59 car parking spaces for residential use, and 3,578 sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment), ancillary space, and associated plant, cycle storage for 584 bicycles, refuse provision and associated infrastructure including the creation of "West Olympic Way".

The application has been submitted pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping); 8(c) Layout details; 8 (8(d) Highways layout; 8(e) Cycle storage; 8(f) Parking; 8(h) Access; 8(i) Daylight; 8(k) Wind); 9 (Noise); 12 (Noise); 20 (Vehicular access); 23 (Sustainability Implementation Strategy); 26 (Surface water drainage); 28 (Affordable Housing Storage).

This application also provides information pursuant to the S106 obligations below, with regard to Plots NW07 and NW08:

4: Affordable Housing, 10.5 Demolition, 12 Sport and Play Space, 19 Brent Access Forum.

APPLICANT: Quintain

CONTACT: Signet Planning

PLAN NO'S: Please see condition 1.

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

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Please click on the link below to view **ALL** document associated to case

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_125553

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1. Please go to pa.brent.gov.uk
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SITE MAP



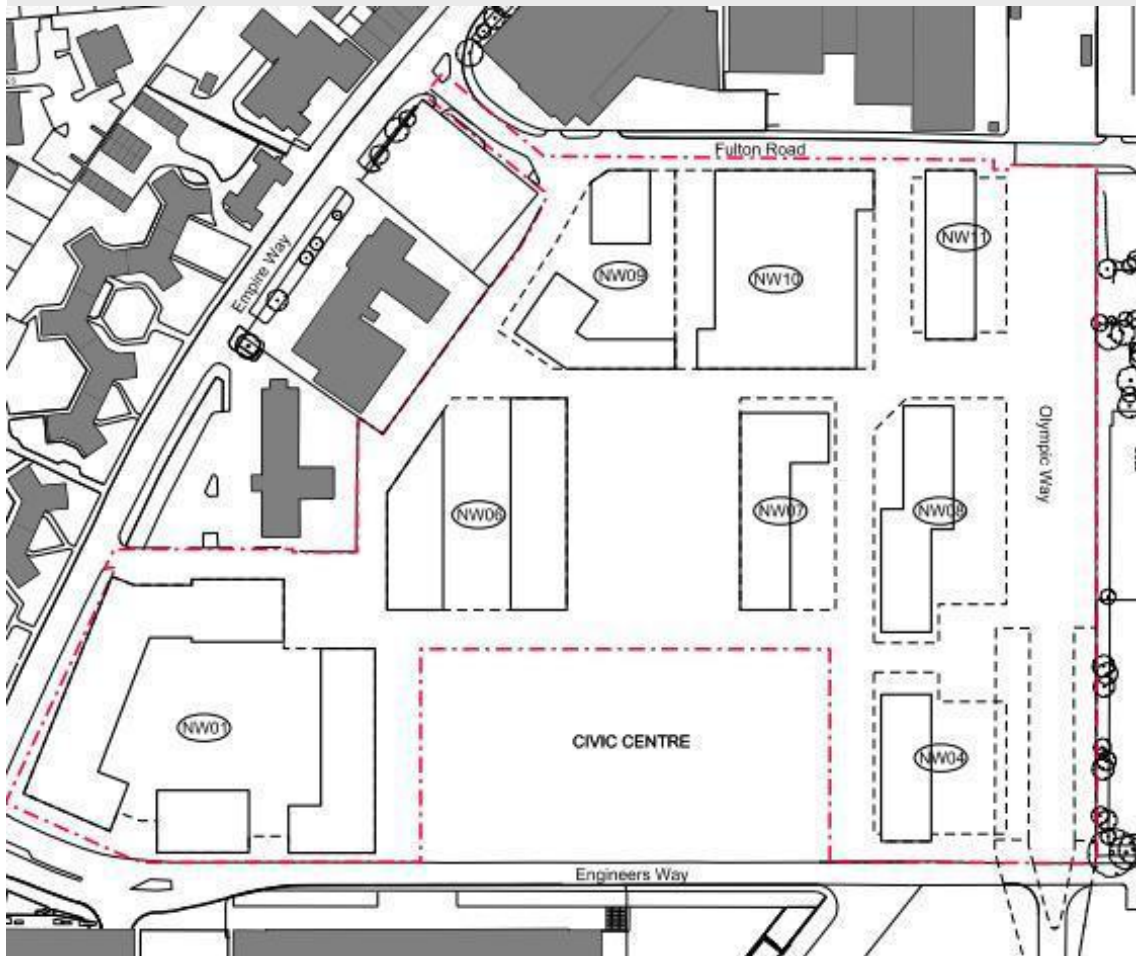
Planning Committee Map

Site address: Yellow Car Park, Fulton Road, Wembley

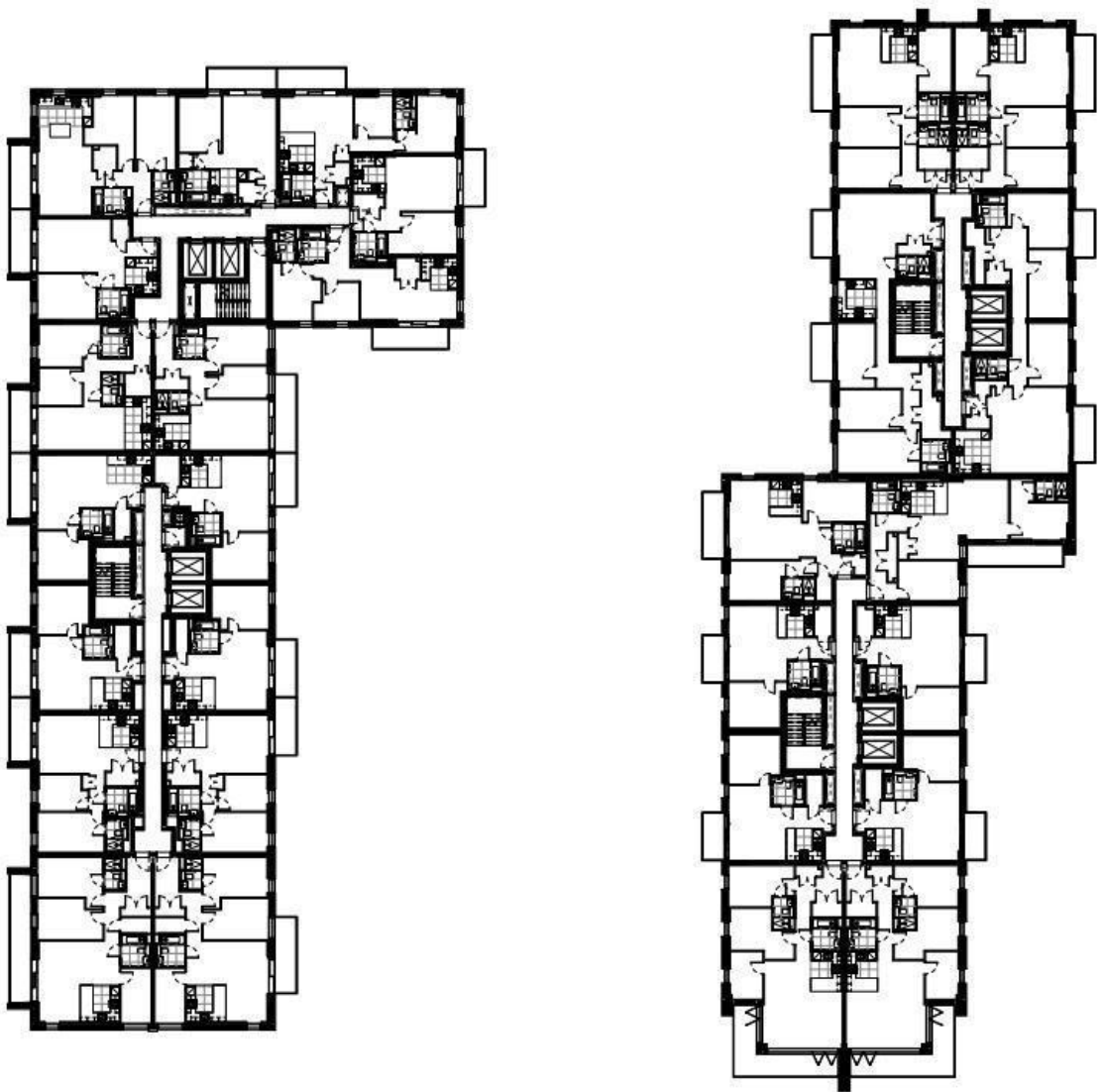
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This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS



North West Lands, layout plan.



General lower floorplate of two blocks.



West Elevation.



East Elevation.



North Elevations.



South Elevations.



Landscape layout.



NW07 View from Elvin Square Gardens.



NW07 view from West Olympic Way.



Towards NW08 from southeast.



NW08 West Olympic Way Elevation.

RECOMMENDATIONS

To approve the Reserved Matters subject to conditions set out in the decision notice and approve details pursuant to conditions 1, 8d, e, f, h, i, k, 9, 12, 20, 23, 26 and 28 in relation to plot NW07 and NW08, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Reserved matters application in relation to outline planning permission 14/3054. This application relates to Plots NW07 and NW08 for the construction of two buildings with two cores each ranging from 2 to 17 storeys in height, providing 361 residential units (within private, intermediate and affordable rented tenures), with private communal residential landscaped gardens, 59 car parking spaces for residential use, and 3,578 sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment), ancillary space, and associated plant, cycle storage for 584 bicycles, refuse provision and associated infrastructure including the creation of "West Olympic Way".

The application has been submitted pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping); 8(c) Layout details; 8 (8(d) Highways layout; 8(e) Cycle storage; 8(f) Parking; 8(h) Access; 8(i) Daylight; 8(k) Wind); 9 (Noise); 12 (Noise); 20 (Vehicular access); 23 (Sustainability Implementation Strategy); 26 (Surface water drainage); 28 (Affordable Housing Storage).

This application also provides information pursuant to the S106 obligations below, with regard to Plots NW07 and NW08:

4: Affordable Housing, 10.5 Demolition, 12 Sport and Play Space, 19 Brent Access Forum.

B) EXISTING

The application site for the outline planning consent comprises the land to the north, east and west of the Brent Civic Centre, situated between Engineers Way, Fulton Road, Empire Way and Olympic Way but excluding the Quality Hotel, Dexion House site and the former Fulton House site (corner of Fulton Road and Empire Way).

The site subject of this application is composed of 0.51 ha and is part of the Quintain "North West Lands" masterplan for which the applicant holds outline planning permission for mixed use development. The NW07 and NW08 plots are located to the north and north-east of the Civic Centre. They are situated between Olympic Way and the new park that is currently being constructed directly north of the Civic Centre (referred to as Elvin Square Gardens). They are directly to the south of the temporary theatre that was granted planning permission last year.

C) AMENDMENTS SINCE SUBMISSION

N/A.

D) SUMMARY OF KEY ISSUES

The key issues in relation to this proposal are as follows:

The Layout, Scale, Appearance, Access and Landscaping have all been discussed in the report and are considered to be acceptable. The proposal is in line with the parameters set out in the outline consent and Design Specification for North West Lands. The design and appearance of the proposed buildings look to continue with the design approach and quality of design adopted for the two previous buildings within the North West Lands, Emerald Gardens which is nearing completion and Alto for which construction is well under way.

Details relating to the layout, highways layout, cycle storage, parking, access, daylight and wind have also been provided and are considered to be of sufficient detail and to provide appropriate standards for future residents as well as have an acceptable impact on and relationship with the wider locality.

Furthermore, the noise details, vehicular access, sustainability implementation strategy and affordable housing storage are all considered to be appropriate for the proposed development.

It should be noted that the Outline planning permission was approved prior to the introduction of CIL and as such, the financial contributions are secured through the Section 106 agreement rather than CIL. This secured a wide range of measures and financial contributions.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Dwelling houses				32555	32555
Shops				3578	3578

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Flats û Market)										0
EXISTING (Flats û Social Rented)										
EXISTING (Flats û Intermediate)										
PROPOSED (Flats û Market)	134	109	52							295
PROPOSED (Flats û Social Rented)	8	10	21							39
PROPOSED (Flats û Intermediate)	12	9	6							27

RELEVANT SITE HISTORY

On 24 November 2011 the Council granted outline planning permission, under ref: 10/3032, for the redevelopment of the Former Palace of Arts and Palace of Industry Site on Engineers Way, Wembley. This development is known as the "North West Lands Masterplan" ("NW Lands"). Subsequently, planning applications have been approved on 18 September 2013, (ref: 13/1323) and on 31 October 2014 (ref: 14/3054), pursuant to Section 73 of the 1990 Town and Country Planning Act for the variation of condition 4 of this outline planning permission in respect of minor material amendments. An application for the approval of non-material minor amendments to the outline planning permission under Section 96A of the 1990 Town and Country Planning Act was submitted on 30 September 2015 (ref: 15/4236).

On 16 December 2013, the Council approved reserved matters for a series of 5 to 16 storey buildings within Plot NW01, under reference 13/2799. An associated reserved matters application was approved on 19 May 2014 for the infrastructure to the north and east of the NW01 buildings, under reference 14/1076.

On 16 February 2015, the Council approved reserved matters for a series of 1 to 20 storey buildings within Plot NW06, under reference 14/4330. On the same date, an area of public open space known as 'Elvin Square Gardens' along with infrastructure and open space to the north, east and south of the NW06 building was granted under reference 14/4541.

10/3032 – ORIGINAL OUTLINE APPLICATION – Granted 24 November 2011

Outline application, accompanied by an Environmental Impact Assessment, for the demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m² of floorspace (GEA, excluding infrastructure) comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m² to 30,000m²
- Business (Use Class B1): up to 25,000m²;
- Hotel (Use Class C1): 5,000m² to 20,000m²;
- Residential dwellings (Use Class C3): 65,000m² to 100,000m² (815 to 1,300 units);
- Community (Use Class D1): 1,500m² to 3,000m²;
- Leisure and Entertainment (Use Class D2): up to 5,000m²;
- Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m² to 25,000m²;

and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

13/1323 – VARIATION APPLICATION – Granted 18 September 2013

Variation of condition 4 of Outline Planning Consent reference 10/3032 to allow minor material amendments to the parameter plans in relation to Plot NW01, situated in the south-western corner of the application site at

the junction of Empire Way and Engineers Way.

13/2799 – RESERVED MATTERS FOR NW01 – Granted 16 December 2013

Erection of a series of 5- to 16 storey buildings within Plot NW01 situated on the corner of Engineers Way and Empire Way comprising 475 residential units and 1,061 square metres of commercial floorspace (Use Class B1 (Business), D1 (non-residential institution), D2 (leisure and assembly), A1 (retail) , A2 (professional and financial services) or A3 (restaurant and café)) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, cycle storage and refuse provision.

14/1076 – RESERVED MATTERS (LANDSCAPING) FOR NW01 – Granted 19 May 2014

Hard and soft landscaping of the land surrounding "plot NW01" adjacent to the southern boundary of the Quality Hotel and the western boundary of the Brent Civic Centre comprising hard and soft landscaping works to the access road and footway adjacent to the Quality Hotel and the provision of a servicing bay, substation and pocket open space and works to the access road adjacent to the Brent Civic Centre wedding garden.

14/3054 – VARIATION APPLICATION – Granted 31 October 2014

Variation of condition 4 of outline planning permission reference 13/1323 to allow minor material amendments to the parameter plans in relation to plots NW06, NW07 and the proposed open space, namely: the siting, size and layout of plots NW06 and NW07, the heights of elements of the building within Plot N06, the siting of the open space, change to the vehicular access point for plot NW06.

14/4541 – PARK AND ACCESS ROADS – Granted 16 February 2015

Proposed construction of park (publicly accessible open space), a "pocket park", access roads and other associated hard and soft landscaping works and infrastructure and alteration to existing access roads, and access to Fulton Road.

14/4555 – ACCESS ROAD TO WEST OF NW06 – Granted 16 February 2015

Proposed hard and soft landscaping works involving the construction of a new access road adjacent to the rear boundary of the Quality Hotel and Dexion House including footway and loading bays , substations and other associated hard and soft landscaping works.

14/4330 – RESERVED MATTERS FOR NW06 – Granted 16 February 2015

Proposed erection of 1- to 20-storey building comprising 362 residential units, 693 sqm of non-residential floorspace (use class A1 (retail), A2 (financial and professional), A3 (cafe/restaurant), B1(Business), D1 (community) or D2 (assembly and leisure)) & associated residential parking spaces, private communal landscaped garden, ancillary spaces, & associated plant, landscaping, cycle storage & refuse provision.

15/4236 – NON MATERIAL AMENDMENT TO OULINE CONSENT – Granted 11 December 2015

Proposed non-material amendments to Outline Planning Permission reference 14/3054 dated 31/10/2014, comprising:

- Amendments to the proposed ground levels and gradients of 'Repton Lane East', 'West Olympic Way' and SE Pocket Square to ensure level access around the plots and appropriate connection with surrounding infrastructure;
- Amendments to the proposed ground floor levels of Plots NW07 and NW08 to ensure level access requirements and connection with surrounding infrastructure;
- Alignment change to the proposed plot NW08 extent at lower level in its north west corner;
- Alterations to the extent of plot NW08 extent at upper level of 2 metres northwards to align with the plot extent at lower level, together with an extension of 6 metres to the north on the western return;
- Reduction of the proposed upper level critical dimension between plots NW08 and NW11 to 21 metres to correspond to the change above;
- Decrease in the proposed upper level heights for plot NW08; and
- Increase in the proposed maximum and minimum upper level heights for the central elements of plot NW07;

CONSULTATIONS

Thames Water

POLICY CONSIDERATIONS

The policies relating to this application and the wider outline planning consent are as follows:

NATIONAL

National Planning Policy Framework 2012

REGIONAL

The Mayor of London

The London Plan (Consolidated with alterations since 2011)

Relevant Policies include:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.6 Children and Young People's Play and Informal Recreation
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 4.2 Offices
- 4.5 London's Visitor Infrastructure
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing Noise

LOCAL

Wembley Area Action Plan

- WEM 1 Urban form
- WEM 3 Public realm
- WEM 4 Public art
- WEM 5 Tall buildings
- WEM 8 Securing design quality
- WEM 15 Car parking standards
- WEM 16 Walking and cycling
- WEM 18 Housing mix
- WEM 19 Family housing
- WEM 21 Wheelchair housing and supported housing
- WEM 29 Community facilities
- WEM 32 Urban greening
- WEM 38 Play provision

Brent Local Development Framework Core Strategy 2010

- CP 1 Spatial Development Strategy
- CP 2 Population and Housing Growth
- CP 3 Commercial Regeneration
- CP 5 Placemaking

CP 6 Design & Density in Place Shaping
CP 7 Wembley Growth Area
CP 14 Public Transport Improvements
CP 15 Infrastructure to Support Development
CP 16 Town Centres and the Sequential Approach to Development
CP 18 Protection and Enhancement of Open Space, Sports and Biodiversity
CP 19 Brent Strategic Climate Mitigation and Adaptation Measures
CP 21 A Balanced Housing Stock
CP 23 Protection of existing and provision of new Community and Cultural Facilities

Brent Unitary Development Plan 2004

Strategy

The relevant policies in this respect include Policies STR3-4 (prioritising locations and land-uses to achieve sustainable development), STR5 and 6 (reducing the need to travel), STR9 (role of GLA Roads and London Distributor Road) STR12-15 (protecting and enhancing the environment), STR25 (meeting employment need), STR29 (Vitality and Viability of the Borough's Town and District Centres, and the role of Wembley and Kilburn as major centres)

Policies

BE1 Urban Design Statements
BE2 Local Context & Character
BE3 Urban Structure: Space & Movement
BE4 Access for disabled people
BE5 Urban clarity and safety
BE6 Landscape design
BE7 Streetscene
BE8 Lighting and light pollution
BE9 Architectural Quality
BE10 High Buildings
BE11 Intensive and Mixed Use Developments
BE12 Sustainable design principles
BE13 Areas of Low Townscape Quality
BE17 Building Services Equipment
BE34 Views and Landmarks
EP2 Noise and Vibration
EP3 Local air quality management
EP6 Contaminated land
EP12 Flood protection
EP15 Infrastructure
H11 Housing on Brownfield sites
H12 Residential Quality – Layout Consideration
H13 Residential Density
H22 Protection of Residential Amenity
TRN1 Transport assessment
TRN2 Public transport integration
TRN3 Environmental Impact of Traffic
TRN4 Measures to make transport impact acceptable
TRN9 Bus Priority
TRN10 Walkable environments
TRN11 The London Cycle Network
TRN12 Road safety and traffic management
TRN13 Traffic calming
TRN14 Highway design
TRN15 Forming an access to a road
TRN16 The London Road Network
TRN17 Restrictions on New Roads
TRN22 Parking Standards – non-residential developments
TRN23 Parking Standards – Residential developments
TRN24 On-street parking
TRN25 Parking in Town Centres
TRN28 Restrictions on off-street public parking and contract parking
TRN30 Coaches and Taxis
TRN31 Design and Land Take of Car Parks
TRN34 Servicing in new developments

TRN35 Transport access for disabled people & others with mobility difficulties
Appendix TRN2 Parking and Servicing Standards
EMP2 Small and medium sized enterprises
EMP3 Childcare facilities in Employment Developments
EMP9 Development of Local Employment Sites
EMP10 The Environmental Impact of Employment Development
EMP14 Design of Business Developments
EMP20 Creative Industry Proposals
SH2 Major Town Centres
SH10 Food and Drink (A3) Uses
SH11 Conditions for A3 Uses
SH19 Rear servicing
TEA1 Location of large-scale Tourist, Visitor and ACE uses
TEA2 Location of small-scale Tourist, Visitor and ACE uses
TEA4 Public Art
TEA6 Large Scale Hotel Development
TEA7 Small Scale Hotel Development
OS18 Children's Play Areas
OS19 Location of Indoor Sports Facilities
CF1 Location of Large Scale Community Facilities
CF2 Location of Small Scale Community Facilities
CF4 Community Facilities Capable of Holding Functions
CF6 School Places
CF7 New Schools
CF8 School Extensions
CF11 Day Nurseries
CF13 Primary Health Care / GP Surgeries
CF14 Places of Worship
WEM2 Pedestrian Route/Promenade
WEM4 Residential Development within the Wembley Regeneration Area
WEM5 Relocation of Existing Businesses
WEM7 Access to development – the National Stadium Policy Area
WEM9 Comprehensive Development – The National Stadium Policy Area
WEM11 On-street parking controls for Wembley
WEM12 Short stay car parking in the Wembley Regeneration Area
WEM16 Urban design quality – Wembley Regeneration Area
WEM17 The public realm – Wembley Regeneration Area
WEM18 Design of Buildings Along Olympic Way
WEM19 Views of the Stadium
WEM22 Libraries in Wembley
WEM27 Opportunity sites at the Junction of Olympic Way and Engineers Way

Brent Council Supplementary Planning Guidance and Documents

SPG3 Forming an access to a road
SPG12 Access for disabled people
SPG13 Layout standards for access roads
SPG17 Design Guide for New Development
SPG19 Sustainable design, construction and pollution control
SPD Section 106 Planning Obligations
Destination Wembley – A framework for development (2003) Supplementary Planning Guidance
Wembley Masterplan 2009

Other Council Publications

Wembley Vision (2002)
Wembley From Vision to Reality (2007)
Wembley Calling (2015)

DETAILED CONSIDERATIONS

Background

1. This application seeks the approval of Reserved Matters in relation to details of access, appearance, landscaping, layout and scale for Plots NW07 and NW08. The scheme comprises two buildings with two

cores each ranging from 2 to 17 storeys in height, providing 361 residential units (within private, intermediate and affordable rented tenures), with private communal residential landscaped gardens, 59 car parking spaces for residential use, and 3,578sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment), ancillary space, and associated plant, cycle storage for 584 bicycles, refuse provision and associated infrastructure including the creation of "West Olympic Way".

2. The application has provided information in relation to the following conditions of the outline consent: 1 : Reserved Matters in relation to Layout, Scale, Appearance, Access and Landscaping; 8(c) : Layout details; 8(d) : Highways layout; 8(e) : Cycle storage; 8(f) : Parking; 8(h) : Access; 8(i) : Daylight; 8(k) : Wind; 9 : Noise; 12 : Noise; 20 : Vehicular access; 23 : Sustainability Implementation Strategy; 26 : Surface water drainage; 28 : Affordable Housing Storage.

Uses within the site

4. The proposed uses accords with the Outline planning consent with the scheme being residential led with some non-residential uses at ground level. The NW07 and NW08 scheme comprises two buildings, with four discrete cores, and communal gardens for residents. The ground floor provides commercial uses to the frontage around the plot and along west Olympic way, together with entrances to the residential accommodation, which is located across the upper floors.
5. The commercial floorspace proposed within Plot NW07 is 781sqm, distributed at ground floor level. This is proposed to be flexible floorspace that can be used for Use Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway) and/or B1 (Business).
6. Within Plot NW08, the total commercial floorspace is 2,797sqm distributed at ground floor level and first floor level. It is proposed that the commercial floorspace within this plot is also flexible and will cover Use Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment).
7. The scheme accommodates 32,555sqm of residential floorspace, providing 361 residential units and ancillary areas. The residential accommodation is proposed to be provided partly as intermediate and affordable rented accommodation and as units for private sale and rent. 10% of all residential units are proposed to be wheelchair accessible or adequate for wheelchair users and all apartments are designed to Lifetime Home Standards.

Mix of residential units

8. A total of 361 residential units are proposed of which 20% are to be Affordable (measured by floorspace). The mix of units is as follows (by unit number). This table differs from that presented earlier within the report as it differentiates between "Private Rented" accommodation and private for sale accommodation (denoted as "Private units"). Private rented accommodation is rental accommodation that is let privately, being let and managed by a specific company. That company typically manages an entire building or core. This differs from by-to-let units which are typically purchased and let by individuals or smaller companies, with that individual or company only owning one (or very few) units within the building.

	1 Bed	2 Bed	3 Bed
Private Units	55	27	26
Private Rental Scheme	79	82	26
Affordable (Intermediate)	12	9	6
Affordable (Social)	8	10	21
Units Summary	154	128	79
Total Units	361		

9. Building A in NW07 provides 115 private residential apartments for rent across 16 levels. Each unit has access to a private balcony or terrace with the exception of two units which have a Juliet balcony. Communal open space is shared with residents of Building B and provided at podium level overlooking West Olympic Way and at roof level.
10. Building B in NW07 provides 72 private residential apartments for rent across 12 levels. Each unit has access to a private balcony or terrace with the exception of five units which have a Juliet balcony. Communal open space is shared with residents of Building A provided at podium level overlooking West Olympic Way and at roof level.
11. Building C in NW08 provides 66 Affordable tenure residential apartments across 12 levels. Each unit has access to a private balcony or terrace with the exception of four units which have a Juliet balcony. Communal open space is shared with Building D and provided at podium level overlooking Olympic Way.
12. Building D in NW08 provides 108 private residential apartments for sale across 14 levels. Each unit has access to a private balcony or terrace with the exception of four units which have a Juliet balcony. Communal open space is provided at podium level overlooking Olympic Way and at roof level facing south.
13. Residential communal open space is located at various levels of NW07 and NW08 and provides accessible, hard and soft landscaped open space together with seating and child friendly landscape and play space for children of 0-5 years.
14. The mix of units is specified within the Development Specification that was approved within the Outline Planning Consent, setting ranges for the proportion of units by size and tenure. The proposed mix complies with the approved unit mix. 21% of units proposed are 3bedroom family sized units.

Affordable Housing

15. The proportion of Affordable Homes was set within the Outline consent. The viability of the scheme was considered by the Valuation Office Agency (the VOA). The VOA concluded that the maximum proportion of Affordable Housing that could be provided is 10 % measured by floorspace. Your officers secured a review mechanism which tests actual sales values of homes and construction costs. This review mechanism has been triggered and review has been completed and verified. This increased the level of Affordable Housing to 15 %, measured by floorspace. The review applies to the residential floorspace proposed within this scheme together with the floorspace delivered within Alto which was approved before the review had been triggered. As such, the proportion of Affordable Housing within this proposal is 20 % as level is required to deliver 15 % Affordable Housing, taking into account the amount of additional Affordable Housing associated with the uplift from 10 to 15 % within Alto. The Affordable Housing is proposed within Plot NW08, with plot NW07 comprising Private Rented Sector accommodation. Officers consider this to be acceptable as the plots will be delivered concurrently and are adjacent to each other. The increased amount of Affordable Housing within Plot NW08 will make the Affordable accommodation more economically viable for Registered Providers.
16. In accordance with the Section 106 agreement, 40% of the Affordable housing is proposed to be delivered as intermediate accommodation for sale. 27 flats are provided, with a mix as follows:

	1bed	2bed	3bed
Number of units	12	9	6
% by hab room	32%	36%	32%

17. The remaining 60% equates to 39 affordable rented dwellings to be managed and maintained by a Registered Provider (RP). These units are to be provided in the following mix:

	1bed	2bed	3bed
Number of units	8	10	21

% by hab room	12%	23%	65%
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Housing for Private Sale or Rent

18. 108 units in Plot NW08 are to be provided for private sale. This is set out below:

	1bed	2bed	3bed
Number of units	133	110	52
% by hab room	33%	41%	26%

19. 187 units in Plot NW07 are for the private rent. This is set out below:

	1bed	2bed	3bed
Number of units	79	82	26
% by hab room	31%	48%	20%

Quality of residential units

20. The proposed units meet the minimum floorspace standards that are set out in the approved development specification. The submission is accompanied by a daylight assessment that demonstrates that only a very small number of windows within the development will not comply with the criteria set out in the Development Specification. This is considered to be acceptable given the very low proportion of windows that are affected and the fact that other windows within those units will meet the standards.
21. Most units are laid out in an efficient way which minimises internal circulation space and maximises usable space within the habitable rooms. There are 2 no. passenger lifts in each residential core serving all levels, floors 1 to 17, of which 1 is a fire fighting lift.
22. Buildings A and B are for private rented accommodation, the units are oriented to the west overlooking Elvin Square Gardens and to the east overlooking green roofs and landscaped public realm. The balcony sizes and locations maximise views to Elvin Square Gardens.
23. Building C provides affordable accommodation and is located along Olympic Way and is accessed from West Olympic Way in the same location as Building D. Within this building 6no.units are accessed per floor from single, central core. Larger dual aspect 3-bed units are located to the north of the plot for maximum views along Olympic Way.
24. Building D will provide private accommodation and is also accessed from West Olympic Way. The larger 2-bed and 3-bed units are located towards the south to maximise sunlight. Balconies are sited so as to maximize views to Wembley Stadium.
25. The proposal includes the provision of external residential amenity in the following four locations: NW07 Level 1 (433 sqm), NW07 Level 17 (308 sqm), NW08 Level 2 (560 sqm), NW08 Level 15(363 sqm). The podium levels provide shared communal open space and play space for children under five years of age. The designs and layout integrate play and provide safe, attractive and conveniently accessible roof level open space for all residents. The communal gardens are orientated towards the south of the plots to benefit from natural sunlight and daylight. The spaces feature hard and soft landscaping and integrate playspace for under 5yrs old. Three areas of “playable landscapes” for age groups under 5 are provided, including sensory planting and play features are provided. These “playable landscapes” are clearly overlooked by residents and provide opportunities for play under close or casual observation by parents. Local play space for children of 5-11 years of age will be provided within the neighbouring Elvin Square Gardens. The amenity space provision for the North West Lands consent included the provision of Elvin Square Gardens which will provide amenity space for both residents and visitors to the area.
26. Paragraph 2.61 of the Development Specification states that balconies are to be provided except

on the lowest levels of the south western and north western façades. All the units are provided with private amenity space either in the form of balconies of a minimum 1.5m depth or defensible space of a minimum 2.5m depth, with the exception of 12 apartments in Plot NW07 overlooking Elvin Square Gardens, which are provided with Juliet balconies. Balconies cannot be provided for these flats for design and security reasons, and for symmetry with NW06. Notwithstanding, the total private amenity provision for the development is significantly greater than the requirement for private amenity space in accordance with LBB SPG 17. Furthermore, an additional 1,664 sqm of communal amenity space is provided as terraced gardens.

27. The residential units are to be delivered in clusters of no more than 8 units per core per floor, in accordance with the Development Specification and the London Housing Design Guide. All of the units will be built to the Lifetime Homes standards while 10 % of the units will be wheelchair accessible or easily adaptable. The Affordable Rented accessible units will be provided as wheelchair accessible from the completion of the development while the other units will be “easily adaptable”. Wheelchair access through the scheme has been carefully considered and the developers sought the views of the Brent Access Forum whilst developing their proposals for the site.
28. The submission also seeks the approval of the condition regarding storage within the Affordable housing units and these details are considered to be acceptable.

Layout, scale and appearance

29. The NW07 and NW08 scheme comprises two buildings, with four discrete cores ranging from 13 to 17 storeys in height, with private communal gardens for use by residents. The scale and massing of the proposed scheme is within the heights and extents identified on the parameter plans approved under the outline planning permission, as amended.
30. The building design provides two buildings, with tall vertical recesses carved into the thick blade walls which relate to the vertical emphasis of the surrounding buildings. The western façade of the NW07 building is divided into distinct bays, which contain and enclose the balconies, reflective of the articulation used on the development of NW06. The façades have defining elements comprised through colour or massing differences in frame width and balcony length.
31. The NW08 development comprises of buildings C and D fronting onto Olympic Way and “West Olympic Way”. Building C comprises a 13-storey rectangular structure, whilst the adjoining Building D comprises 15-storeys. Fronting Olympic Way, are commercial units, two storeys in height. The different heights and angulation of the buildings diminish the linear frontage to the street and allow a varied roofline.
32. The proposal for Plot NW07 overlooks ‘Elvin Square Gardens’ to the west and “West Olympic Way” to the east. The plot comprises Buildings A and B. Each building is subdivided into bays and the southern element is lower than the northern element. There is an eight storey difference between the four bays comprising the two Buildings, such that the lower elements of Building B comprise nine storeys above ground. The north and south façades are similarly articulated although of a consistent height within themselves. Fronting “West Olympic Way” are two storey commercial units.
33. Your officers consider that the architectural approach breaks the scheme down into a number of discrete components which reduce its visual mass and results in a greater sense of verticality. However, the materials need to be carefully selected to ensure the success of the building.
34. A light palate of materials is proposed for the external cladding to create an interesting and modern architecture, which is well proportioned. A mix of solid and glazed façades will balance high levels of insulation and reduce solar gain.
35. To emphasise the symmetry between NW06 and NW07 and to maintain a unified appearance on both sides of Elvin Square Gardens, harmonious materials and colour palette are proposed. Clad in natural stone panels and brick, the two facades will complement each other. The remaining façades will be clad in a light coloured brick to blend with the western façade and the facing NW06 cladding.
36. The windows are organised into tall vertical strips with grey aluminium spandrel panels. On the balconies, the windows are separated by grey aluminium panels.
37. To continue the visual connection between the residential schemes, the material palette of NW08 will be complementary to that used for NW07. The primary façade material will be a light coloured brick which

will have a contemporary aesthetic. The appearance of the thick blade walls will be enhanced by the solidity of the brickwork. The windows and balconies are organised into tall, vertical bands with grey aluminium panels to visually increase the depth of the vertical bands.

Landscape and layout

38. There will be a separation of 18m between the two plots at ground floor level, increasing to between 25m and 30m for the upper floors. The upper floors of NW08 will be set back from Olympic Way by between 18m and 25m with the ground floor commercial space opening up on to Olympic Way. NW07 will be sited 60m from Olympic Way and 60m from the buildings in NW06. The proposed buildings will be sited over 15m from the civic centre (with Exhibition Way in between), 15m from Plot NW10 and 23m from NW11 and the proposed theatre.
39. NW07 and NW08 sit in a prominent location to the west of Olympic Way. The landscape and public realm proposals include the creation of a new pedestrian street between the two proposed buildings, named West Olympic Way. This will be lined with shops, restaurants and cafés, with residents' gardens at podium and roof levels.
40. West Olympic Way is 18m wide and 83m long. It connects north and south to east west routes, Repton Lane and Exhibition Way. Defined zones for rest and movement along the street have been considered from the outset as the public domain must function in both 'pedestrian only' and 'managed service mode' at different times of the day. Plenty of free circulation space through each section of the street and between the building ground floors is accommodated in the layout.
41. Arrival at either end of the new street is defined by the 'water benches' and the mature tree planting leading pedestrians safely and clearly through the level retail terraces and formal planters which define seating and entrance spaces. The 'water benches' are made from solid natural stone and integrate moving water to create a relaxed atmosphere.
42. The water features and seating areas are incorporated within the natural topography of the street as the ground plane rises from Repton Lane towards Exhibition Way.
43. The design proposals respond to adjacent development proposals, new building uses, level changes and building elevations to create distinct, accessible private spaces and streetscapes that sit harmoniously with the site context.
44. The details of the landscape proposals for the public realm surrounding the NW07 and NW08 buildings including the south east Pocket will come forward in due course pursuant to condition 14 of the outline planning permission. In accordance with the wording of this condition, these details are required to be submitted and approved prior to commencement of development.

Transportation

45. Parking, layout and access

46. Details of future road layouts adjoining the site (particularly Repton Lane) are the subject of a separate application (ref: 15/5574).
47. The two plots, NW07 and NW08, will be separated by a pedestrianised street (West Olympic Way), along which deliveries will be permitted between 6.30am-10am and 8-10pm, whilst the site boundary also includes a footway and two loading bays along the southern side of "Repton Lane" and a footway loading bay in the SW corner of the site adjoining Exhibition Way. New block paved footways are also proposed along the eastern edge for the site adjoining Olympic Way.
48. Car parking allowances for residential use are now set out in the Wembley Area Action Plan. As the site has a high PTAL rating, a reduced maximum parking allowance of 0.4 spaces per 1-2-bed flat and 0.6 spaces per 3-bed flat applies, giving a total allowance of up to 160 residential car parking spaces for this site. The proposed provision of 59 residential parking spaces would therefore accord with standards and is also well within the maximum target level for residential parking of 0.5 spaces per unit proposed in the outline planning consent for the North West lands development as a whole (ref: 10/3032), against which future traffic impact was assessed.
49. At least ten of these spaces should be allocated to the affordable housing units, to ensure these tenants

are able to obtain some parking space. Otherwise, spaces should preferably be leased to interested tenants on an annual basis, to allow future flexibility in their use.

50. Consideration also needs to be given to the likely impact of overspill parking from the site on traffic flow and road safety though. In order to gauge this, data from the 2011 Census in respect of the blocks at Forum House and Quadrant Court within the Stage 1 Wembley Redevelopment Area has been examined. This showed average car ownership of 0.38 cars per household, giving a predicted total car ownership of 137 vehicles for this development. With 59 spaces proposed, there is a predicted potential overspill of about 78 cars from the development.
51. However, the outline planning approval for the site secured funds towards the extension of CPZ's/parking controls in the area, promotion of a Car Club scheme, development of Travel Plans and a restriction preventing future residents obtaining on-street parking permits in the area. These measures should be sufficient to ensure that the any overspill parking from the site can be controlled, so as not to have a negative impact on traffic flow or road safety.
52. Additional parking is permitted for the commercial units, but none is proposed. Public car parking for the development area is provided within the "red" multi-storey car park on South Way. With no commercial parking thus proposed within this specific site, standards would not be exceeded.
53. The layout of the car park meets standards in terms of dimensions, with tracking provided to show that spaces can be easily accessed. However, in the absence of a plan showing how the car park relates to the previously approved car park beneath Elvin Square Gardens, it is not possible to confirm that access arrangements to spaces 52-59 would work in practice. A wider basement parking layout is therefore requested.
54. Parking standard PS15 requires at least 5% of all spaces to be widened and marked for disabled drivers (10% in the case of affordable housing). The proposed provision of four wide bays at the outset, with an allowance to increase provision to ten spaces in future subject to demand, is sufficient to meet this requirement and a right to park scheme will ensure access to spaces for those that need it. The location of the spaces provides good access to the lift cores to the upper floors. The only concern is that at least 2.6m headroom is provided along all access routes to the Blue Badge parking spaces to allow access by high-top conversion vehicles, as the submitted section for the car park is unclear on this point.
55. Forty-five of the spaces have been shown with electric vehicle charging points (19 active & 26 passive), which more than meets requirements. Again, leasing of access to such spaces will help to ensure they are available to people as they obtain electric vehicles.
55. Cycle storage
56. Standard PS16 requires one secure bicycle parking space per residential unit. To this end, secure stores have been shown within secure storage areas at ground and lower ground floor levels to provide a total of 588 double-height spaces, which is more than sufficient to meet this requirement and is welcomed.
57. Standard PS16 also requires the provision of bicycle parking for the commercial units, with standards varying according to use. Applying the standard for food retail and business use (one space per 125m²) would give a total requirement for about 29 spaces. It is therefore suggested that 15 stands be dispersed around the landscaped areas surrounding the site.
58. Servicing
59. With regard to servicing, four residential refuse stores are shown on the ground floor of the building close to the lift cores, with access directly from West Olympic Way and Repton Lane. The size of the bin stores is large though, which does mean that the maximum refuse carrying distance of 10m is inevitably exceeded in many cases. The assistance of an on-site concierge in moving bins to the front of the building on collection days would therefore be of great value, particularly if refuse collection is not timed to take place between 6.30am-10am and 8pm-10pm when delivery vehicle access along West Olympic Way is permitted. Brent's Waste & Recycling Team should be consulted on the refuse storage and collection arrangements.
60. Fire appliance access requirements can also be met from the future adjoining streets, with access available around all sides of the buildings.

61. Servicing requirements for the commercial floorspace depend upon the nature of the use, with retail/food and drink uses generally requiring servicing by transit sized vehicles and office units over 100m² requiring servicing by 8m rigid lorries. Loading is proposed to take place from the future privately maintained roads adjoining the buildings (Repton Lane, West Olympic Way (between 6.30am-8.30am only) and Exhibition Way).
62. Two 2.4m wide “footway” loading bays of 20m and 24m length are proposed along the shared surface Repton Lane adjoining the development for this purpose, with access available from Harbutt Road to the west and Olympic Way to the east (see comments on application 15/5574). The bays on Repton Lane, when in use, would narrow the “footway” to 2.4m, but as a lightly trafficked shared surface road, this would be fine.
63. A 2.5m x 9.5m bay also proposed to be marked on the footway area on the eastern side of Exhibition Way adjoining the proposed entrance to West Olympic Way, with two further indicative loading bays shown along West Olympic Way. The bay alongside Exhibition Way would be obstructive to pedestrians using West Olympic Way though and should be repositioned parallel to Exhibition Way. Signage restricting access along West Olympic Way to loading by lorries only between permitted hours is proposed, enforced using drop down bollards.
64. Otherwise, the commercial servicing arrangements are in general accordance with the outline parameter plans, so are acceptable, with these plots being located far enough from any adopted highway to eliminate any risk of unloading obstructing access along publicly maintained roads in the area.
65. Landscape layout
66. The landscaping arrangements propose block paving for the 2m (min.) pedestrian footway fronting Olympic Way and for a new 3m footway along the northern side of Exhibition Way fronting the site, which is welcomed. Porous paving is proposed along Repton Lane and West Olympic Way, although details of what this actually means are sketchy at the present time.
67. The design of West Olympic Way otherwise features a shared surface road to a maximum gradient of 4.76%, with a parallel pedestrian route alongside plot NW07 at a lower level separated by steps, planters, seating and water features, which is all fine.
68. Summary
69. Subject to the provision of further information on the layout of the basement car park in relation to the car park beneath Elvin Square Gardens and headroom for and along the access to the disabled parking spaces, together with the inclusion of 15 publicly accessible bicycle parking stands around the plot and the repositioning of the marked loading bay on Exhibition Way away from the southern end of West Olympic Way, there would be no objections on transportation grounds to the proposed layout of these plots.

Noise

70. To protect the future occupants of Plots NW07 and NW08 from sources of potential noise disturbance, NW07 and NW08 have been designed to achieve the acoustic requirements of the NW Lands Development Specification.
71. Sufficient information has been submitted to demonstrate that the residential units will meet the criteria set out within the development specification. These take into account likely noise from Wembley Stadium and Wembley Arena events and from general ambient noise, such as road traffic noise.

Daylight and Sunlight

72. A full assessment has been undertaken by GVA Schatunowski Brooks, of the levels of daylight and sunlight that the residential units within NW07 and NW08 will receive. This is a requirement of condition 8 of the outline planning permission.
73. The assessment has been undertaken having regard to the commitments within paragraphs 3.1 and 3.2 of the NW Lands Development Specification, which require that a minimum Average Daylight Factor (ADF) of 1.5% for living space and a 1.0% for bedrooms is achieved in all residential units, and that no more than two fifths (40%) of the new amenity space will be in permanent shadow on 21 March.

74. In terms of daylight and sunlight, the residential units within Plots NW07 and NW08 achieve these commitments save for eight rooms which form 0.7% of the total number of rooms within the two blocks. These comprise three living room and four bedrooms, which fall below the recommended target values for ADF. This is considered to be acceptable given the small proportion of rooms and the nature of the surrounding area.
75. West Olympic Way will achieve the Development NW Lands Specification commitment in relation to shadowing. The overshadowing assessment has also analysed Plot NW07 and NW08 and concluded the development accords with the requirement of paragraph 3.2 of the Development Specification.

Wind Environment

76. A boundary layer wind tunnel study has been carried out by BMT Fluid Mechanics Ltd. (BMT) to assess the wind microclimate for the proposed Plots NW07/08. The boundary layer wind tunnel study has enabled the pedestrian level wind environment at the site to be quantified and classified in terms of suitability for planned usage, based on the industry standard Lawson criteria for pedestrian comfort and safety.
77. The study considers the proposed development in the context of the existing environment (including Plots NW01 and NW06), and after construction of the Wembley Theatre, the NW Lands Masterplan, and consented developments in the vicinity.
78. The study was used to provide a reliable quantification of the pedestrian level wind environment within the following key areas: Pedestrian access routes; Entrances; Recreational areas including roof terraces. The wind environment was assessed at a total of 101 locations for the proposed development (within and beyond the Reserved Matters Application (RMA) boundary), with 85 locations at ground level and 16 locations at elevated levels.
79. The findings with regard to the proposed NW07/08 in the absence of the North West Lands Masterplan, within interim surrounds, wind conditions rate as suitable in term of pedestrian safety, at all locations within the RMA boundary and immediately surrounding area.
80. With regard to comfort the tested areas are broken down in to separate types of location.
81. Thoroughfares:
82. With regards to pedestrian comfort, in terms of wind force, wind conditions at all pedestrian thoroughfares within the RMA boundary and immediately surrounding area are generally suitable for at least leisurely strolling throughout the year and thus for comfortable pedestrian access to and passage through the site.
83. Entrances:
84. Wind conditions at entrances within the RMA boundary and immediately surrounding area are considered suitable, in terms of pedestrian comfort, throughout the year.
85. Recreational Spaces:
86. Within the RMA boundary and immediately surrounding area, wind conditions within recreational spaces are suitable for at least short periods of sitting from spring to autumn and thus for proposed pedestrian activities.
87. Upon completion of the Wembley Theatre, wind conditions in and surrounding the proposed development remain largely the same as in the absence of the theatre, with any changes bringing improvements in terms of pedestrian comfort. The impact on the results is minor and wind conditions remain suitable for proposed pedestrian activities as outlined above.
88. When the NW Lands Masterplan is built out, this will have a marginal beneficial impact on the wind conditions at both ground and podium levels. As a consequence, all areas remain suitable for proposed pedestrian activities.
89. With the completion of buildings consented for construction in the near vicinity of Plot NW07 and NW08, there is no material difference in wind conditions when compared to the Plot NW07 and NW08 buildings with the completed NW Lands Masterplan. As a consequence, all areas remain suitable for proposed pedestrian activities.

Conclusion and compliance with Development Specification

90. Applications for reserved matters for the North West Lands are required to comply with the Development Specification and the Parameter Plans, unless any proposed departures would be unlikely to have any significant adverse environmental effects.
91. The proposal for NW07 and NW08 provide 361 residential dwellings across 32,555 sqm of gross external floorspace, and 3,578 sqm GEA of commercial floorspace, to be used for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment). This provision is fully within the land uses and quanta approved under the outline planning permission.
92. The proposal is materially in accordance with the parameter plans approved under outline planning permission and also those submitted pursuant to the non-material amendment application under Section 96A on 30 September 2015 (ref: 15/4236).
93. Paragraph 2.29 of the Development Specification states that residential accommodation is to be predominantly incorporated at upper levels, but that residential units at ground floor level can also be incorporated within Plots NW01, NW06, NW07 and NW09. Within NW07, the residential accommodation is incorporated at upper levels and there are no residential units at ground floor level.
94. In terms of unit mix, the Development Specification lists the range for the mix of units within the whole of the North West Lands. The proposal within Plot NW07 and NW08 addresses the shortfall from preceding Plots NW01 and NW06 in relation to the mix of units within the development. The schemes that have been submitted to be bought forward for development comply with the specifications set out in these terms.
95. The Development Specification states that carbon reduction will be achieved from onsite renewable energy across the NW Lands, including up to 3,300 sqm of photo voltaic panels. The sustainability strategy for Plots NW07 and NW08 is set out earlier in this report. Although the scheme does not include any photo voltaic panels, the scheme will achieve the target levels for carbon reduction and it is proposed to maximise the roof space utilised for biodiverse roofs and amenity space which bring their own environmental benefits to the scheme.
96. As set out in the discussion above, the proposal is in material compliance with the Development Specification in terms of sunlight and daylight for the proposed residential units. Additionally, it has been demonstrated that the proposal will be in compliance with the Lawson Criteria in terms of wind environment.
97. From the information provided, it has been demonstrated that there are no significant environmental effects arising from the modest deviation from the Development Specification. Therefore, it is concluded that the NW07 and NW08 proposal is in material compliance with the aims of the Development Specification and the proposals are considered to be acceptable.

SUSTAINABILITY ASSESSMENT

The key sustainability requirements were set out within the Outline planning consent, which included a requirement to meet Code for Sustainable Homes (CSH) level 4, BREEAM "Excellent" for non-residential floor space comprising more than 10% of the plot area, a site-wide gas fired CHP engine provided within a single energy centre before completion of the 780th unit, future connection to a district heating system if provided in the future, up to 3,300 sqm of photo voltaic (PV) panels across the site, a minimum score of 50% of the SPG19 sustainability checklist and to meet the Mayor of London's Essential Standards as set out within the 2008 revision of the London Plan.

Although the government has withdrawn CSH, as a legacy case the standard can still be applied. A pre-assessment has been submitted which demonstrates that the scheme will meet CSH level 4 and the non-residential floorspace does not comprise more than 10 % of the floorspace. The applicant has confirmed that the scheme will be connected to the site wide heat network served by a single energy centre. A SPG19 sustainability checklist has been submitted demonstrating that the proposal will meet the minimum level of 50 %. The submission confirms that the Essential Standards will be met. On completion we would expect a Post Construction Assessment to confirm the standard has been achieved.

The Energy Centre located in Plot NW06 which is already consented, will supply the site wide district heating network for the whole of NW Lands. The energy centre has been designed so that plant installation can be phased to meet the heat demand as it grows. The second of two 210kWe output CHP units will be installed in the energy centre no later than the completion of 60% of the dwellings in Plot NW07 and NW08, in line with CSH requirements. The network pipe work will be provided prior to the completion of the first units in Plots NW07 and NW08.

The proposal demonstrates that the development will meet the sustainability requirements as set out within the Outline Planning Consent.

S106 DETAILS

S106 details.

4: Affordable Housing,

The schemes affordable housing delivery and compliance with the parameters set out in the outline consent have been discussed in the report and it has been demonstrated that the proposal is not only in accordance with the approved details but exceeds the standards set out in the approved scheme.

10.5 Demolition,

The development will not require any substantial demolition as the plot is currently occupied by a concrete slab. This will not have any significant material impacts and will form part of the overall construction works at the site.

12 Sport and Play Space,

As has been discussed in the report, the scheme will deliver sufficient play space for children between the ages 0 and 4 years old. The consented 0.4Ha of Elvin Square Gardens adjacent to the current proposal will provide sufficient play and open space for children between the ages of 5 and 11 years.

19 Brent Access Forum.

A Brent Access meeting took place prior to the submission of the application in relation to Plots NW07 and NW08 and this has helped shape the proposals presented within this application. The minutes of the meeting have been included within the submission.



Brent

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/5394

To: Miss Carney
Signet Planning
9 Mansfield Street
London
W1G 9NY

I refer to your application dated 10/12/2015 proposing the following:
Reserved matters application in relation to outline planning permission 14/3054. This application relates to Plots NW07 and NW08 for the construction of two buildings with two cores each ranging from 2 to 17 storeys in height, providing 361 residential units (within private, intermediate and affordable rented tenures), with private communal residential landscaped gardens, 59 car parking spaces for residential use, and 3,578 sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment), ancillary space, and associated plant, cycle storage for 584 bicycles, refuse provision and associated infrastructure including the creation of "West Olympic Way".

The application has been submitted pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping); 8(c) Layout details; 8 (8(d) Highways layout; 8(e) Cycle storage; 8(f) Parking; 8(h) Access; 8(i) Daylight; 8(k) Wind); 9 (Noise); 12 (Noise); 20 (Vehicular access); 23 (Sustainability Implementation Strategy); 26 (Surface water drainage); 28 (Affordable Housing Storage).

This application also provides information pursuant to the S106 obligations below, with regard to Plots NW07 and NW08:

4: Affordable Housing, 10.5 Demolition, 12 Sport and Play Space, 19 Brent Access Forum.

and accompanied by plans or documents listed here:
Please see condition 1.

at Yellow Car Park, Fulton Road, Wembley

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are

aggrieved by the decisions of the Local Planning Authority.

2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-

National Planning Policy Framework
London Plan 2011
Wembley Area Action Plan Jan 2015
Brent Local Development Framework Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance

- 1 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

A-PL-010
A-PL-001
A-PL-002
A-PL-099
A-PL-100
A-PL-101
A-PL-102
A-PL-103
A-PL-104
A-PL-105
A-PL-106
A-PL-107
A-PL-108
A-PL-109
A-PL-110
A-PL-111
A-PL-112
A-PL-113
A-PL-114
A-PL-115
A-PL-116
A-PL-117
A-PL-118
A-PL-200
A-PL-300
A-PL-301
A-PL-302
A-PL-303
A-PL-304
A-PL-305
2110-000-002
2110-000-005
2110-010-001
2110-020-001
ITL11036-SK-004 Rev B
ITL11036-SK-002 Rev B
ITL11036-SK-006 Rev C
ITL11036-SK-007 Rev A
An Explanatory Report
A Design and Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Further information on the layout of the basement car park in relation to the car park beneath Elvin Square Gardens and headroom for and along the access to the disabled parking spaces, together with the inclusion of 15 publicly accessible bicycle parking stands around the plot and the repositioning of the marked loading bay on Exhibition Way away from the southern end of West Olympic Way, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the proposed development does not result in an increased demand for parking that cannot be met within the site and to ensure the proposal does not prejudice the free flow of traffic.

Any person wishing to inspect the above papers should contact Andrew Neidhardt, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1902