

Agenda Item 03

**Supplementary Information
 Planning Committee on 8 June, 2016**

Case No. 15/3639

Location All Units, Watling Gate, Edgware Road, Kingsbury, London, NW9 6NB
 Description Demolition of existing four storey building used as offices (Use class B1) and adult learning centre (Use class D1) and erection of part 5, 6 and 7 storey building providing 43 residential units (21 x 1bed, 12 x 2bed and 10 x 3bed) and office space (Use class B1) on the ground floor with associated basement level car parking, cycle parking spaces, alterations to existing vehicular crossover, landscaping and amenity space

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Queries from the Planning Committee

Current level of occupation within Watling Gate

According to the business rates records 13 businesses are registered as occupying 18 of the 21 units within Watling Gate. The remaining 3 units are registered as being unoccupied, accounting for 14% of the units.

The applicant has also provided the following information on the current levels of occupation. This appears to differ to some degree from the Council's business rates information:

Unit 5	Let out lease expiring March 2018
Unit 4	
3rd Floor	Moving out 30.06.2016 Lease expired
2nd Floor	Moving out 30.06.2016 Lease expired
1st Floor	Floor split into 2 offices rented on yearly licenses
Ground Floor	Let to one tenant
Unit 3	Vacant
Unit 2	
2nd Floor	Vacant
1st Floor	Split into 3 offices. 2 empty and 1 let on yearly license
Ground Floor	Split into 4 offices. 1 empty and 3 let on yearly licenses
Unit 1	
2nd Floor	Split into 3 classrooms all let on yearly licenses
1st Floor	Split into 3 classrooms 2 let on yearly licenses and 1 empty
Ground Floor	Split into 4 classrooms 2 let on yearly licenses and 2 empty

As specified in the main report, officers consider that the applicant has not demonstrated that there is no reasonable prospect of the site being used for employment purposes and the most recent Employment Land Demand Study identified a net additional demand for B1a floorspace in Brent.

Recommendation: Remains refusal for the reasons as set out within the draft decision notice after paragraph 83 of the main committee report.

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