



# LONDON BOROUGH OF BRENT

## MINUTES OF THE PLANNING COMMITTEE Wednesday 10 August 2016 at 7.00 pm

PRESENT: Councillor Marquis (Chair), Agha (Vice-Chair), Hylton, Long, J Mitchell Murray, Moher, Pitruzzella and Maurice

### 1. **Declarations of personal and prejudicial interests**

3. Warranty House and Garden Centre, Dudden Hill Lane NW10  
Councillor Long declared an interest.

The following approach was made to Councillor Marquis (Chair)  
Emails dated 17/06/16 and 5/07/16 from the agent for Mount Pleasant and Alfrex House, Mount Peasant Road HA0 1TX

All members confirmed that they would consider all applications with open mind.

### 2. **Minutes of the previous meetings - 5 and 14 July 2016**

RESOLVED:-

that the minutes of the previous meetings held on 5 and 14 July 2016 be approved as an accurate record of the meetings.

### 3. **Warranty House and Garden Centre, Dudden Hill Lane, NW10 1 DD (Ref. 6/0402/PRE)**

PROPOSAL: Proposed demolition of all existing buildings and construction of four buildings between five and nine storeys comprising 136 residential units (48 x 1 bed, 48 x 2 bed and 40 x 3 bed) and 596sqm community/retail floorspace (Use Classes D1/A1/A3), with associated basement car park comprising 44 car parking spaces, 240 cycle parking spaces, modified vehicular access, landscaping, amenity space, plant and ancillary works.

Michael Lynas, of Lynas Smith Architects, backed up by Sam Hine of DP9 and the site owner gave a presentation on the Warranty House development. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were;

- car parking provision and control
- visitor parking and management
- nursery provision and congestion associated with drop off
- impact of taller elements on wider area
- location and function of concierge

- wheelchair accessible units
- differences between block designs, especially affordable units
- location of affordable units
- percentage of affordable units
- design and location of basement.

**4. 1 to 8 Capitol Industrial Park, Capitol Way, London, NW9 0EQ and land to front of 78 Capitol Way facing Stag Lane (Ref. 16/0201/PRE)**

**PROPOSAL:**

Demolition of existing buildings and proposed redevelopment comprising six buildings (annotated on the plans as Blocks A, B, C, D,E and G) of between four to eight storeys high to accommodate a mixed use development with 2272sqm of commercial floorspace at ground level and 415 residential units, associated part basement car parking, landscaping, new street trees and public realm improvements. The scheme also proposes a separate building (annotated on the plans as Block F) on the land fronting Stag Lane that is up to three storeys in height and will contain 1879sqm of commercial uses only.

Charles Dunnett from Dunnett Craven and Jan Donovan from Rolfe Judd gave a presentation on the development for 1-8 Capitol Industrial Park. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were;

- location of bus stops
- geometry of highway and restriction in Stag Lane
- details of level of affordable housing provision and details of units
- availability of amenity provision
- plans for public engagement
- improvements to public transport accessibility
- potential impact on residential units of commercial activity
- location of and access to car parking
- provision for deliveries.

**5. Mount Pleasant and Afrex House, Mount Pleasant, Alperton, HA0 1TX (Ref. 16/0205/PRE)**

**PROPOSAL:** Demolition of existing buildings and proposed redevelopment comprising four buildings (annotated on the plans as Building A, B, C and D) of between four to six storeys in height to accommodate 435sqm of commercial floorspace and 174 residential units, new public open space, associated part basement car parking, landscaping, new street trees and public realm improvements.

Stuart Bertie from Broadway Malyan and Simon Slatford from NLP gave a presentation on the Mount Pleasant and Afrex House development. Members

then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were;

- size of units, especially for larger families
- improvements to public transport accessibility
- heights of buildings and relationship to surrounding area and canal
- Afrex House and public open space
- cycle provision within site and on towpath.

**6. 57 & 59 Brook Road, London, NW2 7DR (Ref. 15/4787)**

PROPOSAL: Erection of two (x3 bed) two-storey semi-detached dwellinghouses in the rear gardens of 57 and 59 Brook Rd, accessed from Crest Road with associated vehicular crossover, car and cycle parking spaces, bin stores, landscaping and amenity space

RECOMMENDATION: To GRANT planning permission and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives.

Damian Manhertz (Deputy Area Planning Manager) introduced the application.

June Simmonds (a local resident) spoke in objection to the application.

Members discussed the application and in endorsing the officers' recommendation as set out in the report, added an informative as set out in the decision below.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**7. 24-51 INC, John Barker Court, 12-14 Brondesbury Park, Kilburn, London, NW6 7BW**

PROPOSAL: Proposed demolition of existing block of flats known as 24-51 John Barker Court, and erection of part three part four storey building comprising 33 self-contained flats (27 x 1 bed and 6 x 2 bed) with associated car parking (13 spaces), bin stores, amenity space and landscaping (as amended)

RECOMMENDATION: To GRANT planning permission subject to the prior completion of a legal agreement to secure the planning obligations set out in the report, delegated authority to the Head of Planning to negotiate the legal agreement and to issue the planning permission and impose conditions [and informatives].

SUPPLEMENTARY: Members took note of the supplementary report which provided an update on matters received since the main report was published. They also agreed the recommended amendments to conditions 2, 4 and 13 as set out in the supplementary report.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**8. 23 Cholmondeley Avenue, London, NW10 5XP (Ref. 16/1707)**

PROPOSAL: Conversion of existing dwellinghouse into three self-contained flats (2x 2bed and 1x 3bed), with associated external alterations including replacement of first floor french doors with bifold doors, glass balustrade, new glazed door to ground floor rear and provision for bin stores.

RECOMMENDATION: To GRANT planning permission and delegate authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Victoria McDonagh introduced the report and the recommendations.

Members discussed the application and in endorsing the officers' recommendation, added an informative as set out in the decision below.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**9. Car Park & Rathbone House Garages, Brondesbury Road, London (Ref. 16/1947)**

PROPOSAL: Demolition of existing car park (including 6 garages) and the construction of a four to six storey residential building comprising 24 self-contained units (12 x 1bed, 8 x 2bed and 4 x 3bed) with associated bin stores and landscaping.

RECOMMENDATION: To GRANT planning permission and to grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

SUPPLEMENTARY: Members took note of the supplementary report which provided an update on matters received since the main report was published.

Members discussed the application and in endorsing the officers' recommendation added an informative as set out in the decision below.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**10. Land rear of 66 to 68 Llanover road, Pembroke Road, Wembley (Ref. 16/1181)**

PROPOSAL: Demolition of existing garages and erection of a two storey 3 bedroom dwellinghouse with a converted loft space, associated car and cycle parking spaces, bin stores, landscaping and amenity space

RECOMMENDATION: To GRANT planning permission and to grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Victoria McDonagh introduced the report and its recommendations.

Members discussed the application and in endorsing the officers' recommendation added an informative as set out in the decision below.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**11. 234 -238 Princes Avenue, London, NW9 9QU (Ref. 16/0629)**

PROPOSAL: Erection of two storey 3 terraced dwellinghouses (3 x 4 bedroom) with a basement level, in rear gardens of Nos. 234 to 238 Princes Avenue with vehicular and pedestrian access from Princes Close and associated front and rear lightwells, car and cycle parking, bin stores and landscaping.

RECOMMENDATION: To GRANT planning permission and to grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Victoria McDonagh (Deputy Area Planning Manager) introduced the application.

June Kronenberg (a local resident) spoke in objection to the application.

Richard Loren (applicant's agent) spoke in support of the application.

Members discussed the application and in endorsing the officers' recommendation added an informative as set out in the decision below.

DECISION: Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**12. Any Other Urgent Business**

None.

The meeting closed at 9.10 pm

S MARQUIS  
Chair