

Agenda Item 10

Supplementary Information Planning Committee on 14 December, 2016

Case No. 16/4010

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| Location | Warranty House, Dudden Hill Lane, London, NW10 1DD |
| Description | Proposed demolition of all existing buildings and construction of part five / part six / part seven / part eight / part nine storey buildings comprising 136 residential units (Use Class C3, comprising of 42 x 1 bed, 56 x 2 bed and 38 x 3 bed flats) and community/retail floorspace (Use Classes D1/A1/A3); related lower ground car park comprising 44 car parking spaces; cycle parking, vehicular access; footways; landscaping; plant and associated works. |

Agenda Page Number: 221 - 262

Members have sought clarification on the following matters.

Relationship of block A to front of the site and with footpath:

Earlier proposals (including the pre-application presentation) have always shown a frontage building being sited close to the back edge of the footpath and broadly in line with the petrol station canopy, this proposal remains consistent with this approach.

The lower 5-storey element of block A will be sited furthest forward, and as this will have a commercial unit at ground floor it is considered important for this to have a close relationship to the street if this commercial unit is to successfully provide activity at street level. A generous set back of between 9.6m to 10m is proposed for floors six to nine which appropriately concentrates this height and massing away from Dudden Hill Lane.

An important point to note is that due to the nature of existing land uses there is no established building line along the eastern side of Dudden Hill Lane.

For these reasons the relationship proposed between block A and the site frontage and footpath are considered to be appropriate in urban design and streetscene terms.

Additional imagery has been provided by the applicant to further demonstrate this relationship.

Is there a mechanism to secure continued D1 use on site?

This is discussed in paragraph 17 of the Committee report. Condition 29 requires a period of 6 months active marketing be undertaken of the largest commercial unit (516sqm) for D1 nursery use and/or D1 uses (excluding as a place of worship). A Marketing Report to demonstrate lack of demand for D1 floorspace is subject to the approval in writing of the Council before any alternate A1/A3 use can be implemented on site.

This approach will ensure that reasonable efforts are made to maintain a D1 presence on the site in the first instance, and should the evidence demonstrate a lack of demand for this type of use then alternate uses may be implemented. Officers consider this flexible approach to be reasonable.

Allocation of resident's parking spaces:

The applicant has confirmed residential car parking spaces will be available to all future purchasers on a first come first served basis, regardless of tenure, size of unit and/or which Building the residential unit is located within. For the avoidance of doubt, this means that the applicant would be willing to sell residential parking spaces to the Registered Provider of the Affordable Housing, should there be demand.

An additional consultee response has also been received since the report was published.

NHS position:

It is discussed in paragraph 13 of the Committee report that prior to submitting the application there was dialogue between the applicant and the NHS, who lease Warranty House. The applicant discussed with the

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NHS the prospect of re-providing the existing facility on site, however at that time the NHS was pursuing an estate strategy to consolidate their sites and deliver a Brent/Harrow hub. As the NHS's projected timescales for delivery of this combined hub did not align with timescales for delivery of the proposed development the NHS was not in a position to make any commitment to remaining on site.

The NHS have since advised their strategy has changed and whilst they would welcome a continued presence on site the D1 floorspace would not be suited to their service. Alternative premises are now actively being sought and they will leave the site when new premises are found.

Committee report correction:

It should be noted that the 'floorspace breakdown' table on page 5 of 41 of the report (page 223 in the agenda pack) is missing the correct quantum of 'new' D1 floorspace. It should show 'new' as 516sqm and 'net' as 20sqm.

Recommendation: Remains approval subject to a legal agreement and conditions as set out within the Committee Report

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