

Agenda Item 04

Supplementary Information Planning Committee on 18 January, 2017

Case No. 16/4565

Location	750 - 756 Harrow Road, London, NW10 5LE
Description	Demolition of the existing buildings on site and redevelopment for a mixed use development comprising two buildings of 5 storey (plus basement) and 2 storeys, to provide 17 residential (Class C3) units and 461sqm (GIA) of commercial (Class B1) floor space over ground and basement levels. Ancillary residential space is provided at ground and basement levels, and includes residents' amenity space, cycle and refuse stores, and enclosed plant. A separate commercial refuse store and cycle store are provided at ground floor level.

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1. Site visit:

1.1 Members carried out a site visit on Saturday 14 January and viewed the site and surrounding properties from Harrow Road and from within the site. A particular question was raised regarding the Harrow Road elevation and the visual impact of the louvres. This is addressed by a proposed additional condition.

2. Further representations:

2.1 An email was received from the Kensal Triangle Residents Association (KTRA) on the 13th of January 2017. The email stated that the proposal was well designed and a high quality development. However there are concerns with the Veterinary Centres right to light, access to the green roof by residents, the functioning of the Vet Centre and the height of the building as proposed. The majority of comments do not raise any material considerations that have not already been addressed in the Committee Report. With regard to the green roof element this will not be accessible to residents and therefore it is considered that there would be no material harm caused to the Veterinary Centre.

2.2 An email sent on behalf of the residents of No.1 and 2 Regent Street was received on the 17th of January 2017. This email requested that in the event that permission were to be granted that an ecology condition requiring a survey of nesting birds be undertaken on the rear elevation of the existing warehouse and that vegetation should not be removed during the nesting season. In addition to this they have requested that draft condition 11 concerning the Construction and Environmental Management Plan be revised to include arrangements for consulting local residents.

2.3 In response to these points, your officers acknowledge the potential for the rear part of the site to have some ecological value albeit the likelihood is low and it is reasonable in this particular case to seek limited further information via condition. With regard to the Construction and Environmental Management Plan condition this will include details of measures that will be taken to control dust, noise and other environmental impacts of the development and that are controlled by Environmental Health legislation. Your officers will undertake proportionate neighbour consultation as part of discharging condition however the condition itself does not require re-writing to do so.

3. Additional conditions:

3.1 In the event that Members are minded to grant planning permission, your officers recommend the following conditions be added to those already listed in the draft decision notice:

17. No above ground construction works shall be commenced unless further details of the Harrow Road elevation of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- the provision of long views from both directions along Harrow Road showing the Harrow Road elevation of the building;
- detailed drawings at a suitable scale such as 1:20 or 1:50 of the Harrow Road louvres to show their

- design including thickness, angle, spacing between and means of fixing to the building and or the ground; or
- a suitable alternative front elevation design in the event that louvres are omitted

The building shall be constructed in accordance with the approved details and shall be retained as such for the lifetime of the development.

Reason: in the interests of the character and appearance of the building and the area and the pursuit of good design.

18. No demolition works concerning the existing warehouse at the rear of the site shall take place until an ecological survey of nesting birds has been undertaken and appropriate mitigation measures submitted to and approved in writing by the Local Planning Authority. The mitigation measures, which may include limitations on the removal of vegetation if necessary, shall be carried out in accordance with the approved details.

Reason: To prevent the loss of biodiversity in accordance with paragraph 118 of the NPPF.

Recommendation: Remains as set out in the Committee report plus the above two conditions.

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