

Agenda Item 06

Supplementary Information

Planning Committee on 28 June, 2017

Case No.

17/0298

Location	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London
Description	Demolition of all existing mixed used buildings and garages and construction of part three, part four and part five storey building providing 219 sqm of flexible retail floorspace for shop / financial and professional services (Use Classes A1 / A2), hot food takeaway (Use class A5) and 153 sqm for public house (Use Class A4) at ground floor level, and 38 residential units (Use Class C3) on the upper floors comprising 16 x 1 bed, 12 x 2 bed, 9 x 3 bed and 1 x 4 bed units with associated car and cycle parking spaces, bin stores and landscaping

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1. Site visit

1.1 Members visited the site on Saturday 24 June and viewed the site from the north, east and south. Members raised the following queries:

- How the building line would change
- Whether existing occupiers have been offered new tenancies
- Trees
- Amenity space

1.2 The change in the building line has been addressed in paragraph 6.2 and 6.3 of the committee report. The building is currently set back from Edgware Road by 9 metres. The proposed building would be sited closer to Edgware Road and would be angled rather than straight. The building would be located 4 metres from the road on the northern side of the site and 8 metres from the road on the southern side of the site.

1.2 The applicant has been in contact with the existing tenants of Skippers Choice fish and chip shop about occupying the proposed A5 use. With regard to the other existing tenants, all of the existing leases of the current units in the shopping parade with the exception of the Estate Agents have expired. However informal negotiations regarding their leases have also been ongoing over the past few weeks.

1.3 The existing tree is of low quality with an estimated remaining life expectancy of at least 10 years. In mitigation, the proposals include replacement tree planting of five trees to the landscaped areas along Edgware Road as well as new tree planting to the communal garden to the rear of the property. Further details of this replacement planting would be secured by condition 14.

1.4 The amount of amenity space has been addressed in paragraph 4.2 of the committee report (page 72). Residents would have access to a mixture of their own private balconies and 388sqm of communal roof terraces that combine to meet Brent DMP19 amenity space requirements.

2. Further representation

A local resident has provided written comments on the following issues:

2.1 Loss of retail of community value

As set out in paras 1.1 to 1.5 on pages 70-71 of the report, the existing units are afforded no policy protection with the exception of the public house. The public house and an A5 takeaway unit will be re-provided as part of the proposal. As well as this two A1/A2 units will also be provided that could accommodate a shop or hairdressers in the new development.

2.2 Harm to character

The impact of the proposal on the character of the area is covered in paragraph 6 – Impact on character and design of the committee report (page 74).

2.3 Parking and traffic

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The issue of parking and traffic has been covered in paragraph 5 of the committee report. A resident has also raised concerns with potential congestion in the area. Overspill parking is addressed in para 5.1 (page 73). The volumes of vehicle trips that are likely to be generated are not significant, particularly compared with flows on the Edgware Road.

2.4 Daylight and sunlight

The issue of daylight and sunlight has been covered in paragraph 7.3 of the committee report (page 75). A resident has raised concerns about overshadowing of the school to the north of the application site. As is normal practice the school was not included in the daylight and sunlight report because it is not a residential building. However notwithstanding this due to the separation distance of the proposed building of 30m from the school building and 18m from the edge of the playground it is considered that there would be no materially harmful loss of light or overshadowing to the pupils and teachers.

2.5 Fire safety

Fire safety is not a planning consideration however in light of recent events the applicant has submitted a fire safety briefing outlining measures such as access, heat and smoke alarms, means of escape and necessary signage and lighting.

2.6 Lack of benefit for the area

The proposal would result in a net increase of 32 homes to the borough, 10 of which would be family sized units and 10 of which would be affordable housing. The proposal will also provide training and employment opportunities for Brent residents that will again be secured by a legal agreement.

Recommendation: Remains approval subject to conditions and section 106 legal agreement.