

Agenda Item 04

Supplementary Information Planning Committee on 12 July, 2017

Case No. 17/1296

Location	58 Neasden Lane, London, NW10 2UJ
Description	Demolition of existing three storey light industrial building and erection of a 5 storey hotel comprising 196 rooms with ancillary cafe/bar, restaurant, gymnasium/meeting room, roof top plant compound and associated car, coach and cycle parking spaces, landscaping and boundary treatment.

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The draft decision notice did not print on page 27. The proposed draft conditions and informatives are set out below:

1 STANDARD TIME

The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 APPROVED DRAWINGS

The development hereby permitted shall be carried out in accordance with the following approved drawings:

A 000 001 P0 Location Plan
A 025 001 P0 Existing Ground floor
A 025 002 P0 Existing Roof Level
A 025 010 P0 Existing South and West Elevations
A 025 011 P0 Existing north and East Elevations
A 100 000 P0 Proposed Site Plan
A 100 001 P0 Proposed Ground Floor Plan
A 100 002 P0 Proposed First to Third Floor Plan
A 100 003 P0 Proposed Fourth Floor Plan
A 100 004 P0 Proposed Roof Level
A 110 001 P0 Proposed South and West Elevations
A 110 002 P0 Proposed North and East Elevations
06-695-02-Rev D Front Visualisation
06-695-100-01-Rev E Landscape Proposals (including landscape strategy and planting schedule)
06-695-100-02-Rev D Front Landscape Proposals
06-695-100-03-Rev B Details of Green Wall and Cellular System

Reason: For the avoidance of doubt and in the interests of proper planning.

3 DELIVERY AND SERVICING PLAN

The Development shall at all times be operated in accordance with the approved Car and Coach Parking and Delivery and Servicing Management Plan (prepared by Caneparo Associates, dated March 2017).

Reason: In the interests of highway and pedestrians safety

4 HARD AND SOFT LANDSCAPING

The hard and soft landscape works and planting shown on the following approved plans 06-695-100-01 Rev E, 06-695-100-02 Rev D and 06-695-100-03 Rev B shall be carried out prior to the occupation of any part of the development. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the area.

5 ELECTRIC VEHICLE CHARGING POINTS

Within three months of commencement of the Development further details of the location of four passive electronic vehicle charging points shall be provided to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details prior to the occupation of the Development and shall be retained for the lifetime of the Development.

Reason: In the interest of sustainable development

6 SERVICING AND PARKING TO BE PROVIDED

All parking spaces, cycle stores, refuse and recycling stores, turning areas, loading bays, access roads and footways shall be constructed and permanently marked out in accordance with the approved plans prior to commencement of use of any part of the Development and shall be retained for the lifetime of the Development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety within the site and along the neighbouring highway.

7 ACCESSIBILITY

At least 10% of the hotel rooms shall be wheelchair accessible.

Reason: in the interests of accessibility in accordance with London Plan policy 4.5

8 EXTERNAL MATERIALS

Details of materials for all external work, including manufacturer's literature and samples of the bricks to be provided on site for inspection, shall be submitted to and approved in writing by the Local Planning Authority before any above ground work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

9 CONTAMINATED LAND

(a) Prior to commencement of any works on site, with the exception of works necessary to facilitate compliance with part (a) of this condition, a Site Investigation shall be submitted to and approved in writing by the Local Planning Authority. The Site Investigation shall be carried out by competent persons in accordance with the principles of BS 10175:2011 to determine the nature and extent of any soil contamination present; include the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination; and include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors

(b) Prior to the commencement of any works, with the exception of works necessary to facilitate compliance with part (b) of this condition and UNLESS the Local Planning Authority has previously confirmed in discharging part (a) above that no remediation measures are required, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall specify measures to contain, treat or remove any soil

contamination to bring the site to a condition suitable for the intended residential use; include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures; ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The works shall be carried in accordance with the approved details in accordance with the approved timetable of works. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Any remediation measures required by part (a) above shall be carried out in full.

(c) Prior to the occupation of the Development, UNLESS the Local Planning Authority has previously confirmed in discharging part (a) above that no remediation measures are required, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Verification Report shall demonstrate that the remediation has been carried out in accordance with the approved Remediation Strategy; and that the Development is permitted for its approved end use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors

10 BREEAM

(a) Prior to the commencement of the Development a Design Stage BRE Interim Certificate demonstrating that the Development shall be constructed to such specification as to achieve BREEAM "Excellent" shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved specification.

(b) Prior to the occupation of the Development a Post Construction Stage Review BRE Certificate demonstrating that the Development has achieved BREEAM "Excellent" shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be maintained so that it continues to comply for the lifetime of the Development.

Reason: to ensure the Development is designed and constructed to improve environmental performance and adapt to the effects of climate change over time.

11 NON-INFRASTRUCTURE HIGHWAY WORKS

Prior to commencement of any works, appropriate arrangements shall be made in writing with the local planning authority and local highway authority to provide the following non-infrastructure highway works under s278 of the Highways Act 1980 to provide facilitate access to the site:

- (i) new crossover onto Neasden Lane on the northern side of the site; and
- (ii) relocate the pedestrian refuge northwards away from the northern boundary of the site

The Development shall not be occupied until the above works have been completed in accordance with the above points and have been certified in writing as complete by the local highway authority.

Reason: in the interests of pedestrian safety.

12 TRAVEL PLAN - SUBMIT AND IMPLEMENT

Within three months of a Material Start a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The approved Travel Plan shall be implemented in full from first occupation/use of the Development, unless otherwise agreed in writing by the Local Planning Authority. The Travel Plan shall be reviewed at years 1, 3 and 5 from first occupation, and the reviews shall be

approved in writing by the Local Planning Authority as follows:

a) A review of the Travel Plan measures over the first 12 months from first occupation shall be submitted to the Local Planning Authority within 15 months of the commencement of the use and the review shall be approved in writing within 18 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority;

b) A review of the Travel Plan measures over the first 3 years from first occupation shall be submitted to the Local Planning Authority within 39 months of the commencement of the use and the review shall be approved in writing within 42 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority;

c) A review of the Travel Plan measures over the first 5 years of operation shall be submitted to the Local Planning Authority within 63 months of the commencement of the use and the review shall be approved in writing within 66 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to promote sustainable transport measures and in the interest of the free and safe flow of traffic on the local road network and in particular to ensure the Travel Plan responds to Highways officers comments to address guest travel and concerns about staff travel measures.

13 AIR QUALITY NEUTRAL ASSESSMENT

No development shall take place unless an Air Quality Neutral Assessment ("the Assessment") has been submitted to and approved in writing by the Local Planning Authority. The Assessment must be undertaken in accordance with guidance published by the Greater London Authority (GLA) and shall include appropriate mitigation proposals should it be found that the development is not air quality neutral. The development shall be carried out in accordance with the Assessment and any approved mitigation measures shall be implemented prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: to protect local air quality in accordance with London Plan policy 7.14

14 SUSTAINABLE URBAN DRAINAGE

Prior to the commencement of relevant drainage works full details of a drainage strategy detailing any on and/or off site drainage works which shall include but is not limited to a scheme of drainage measures for all areas of hard surface, showing those areas to be treated by means of hard landscape works to utilise a sustainable urban drainage system (SUDS) to reduce run-off rates, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development and shall be retained for the lifetime of the Development.

Reason: To ensure the development meets the requirements of London Plan Policy 5.13 Sustainable Drainage.

INFORMATIVES

- 1 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.
- 2 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall contact Mark O'Brien (Public Realm Monitoring Manager) at Mark.O'Brien@brent.gov.uk, and include photographs showing the condition of highway along the site boundaries.

- 3 The applicant is advised that that construction and demolition work is controlled by the Council under Section 60 and 61 of the Control of Pollution Act 1974, and the British Standard Codes of practice 5228:1997 Parts 1 to 4. In particular, building work that is audible at the boundary of the site shall only be carried out between the following hours:

Monday to Friday - 08.00 to 18.30

Saturdays – 08.00 to 13.00

Sundays and Bank Holidays – No noisy works at all

- 4 Applicants are reminded of hazards caused by asbestos materials especially during demolition and removal works and attention is drawn to the Asbestos Licensing Regulations 1983. Licensed Contractors only are permitted to remove asbestos which must be transferred to a licensed site. For further advice the Council's Chief Environmental Health Officer should be contacted.

Recommendation: Remains as per the recommendation on page 20

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