

Agenda Item 03

Supplementary Information

Planning Committee on 13 September, 2017

Case No.

17/1829

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| Location | The Willows, 136 Honeypot Lane, London, NW9 9QA |
| Description | Demolition of the existing care home building and redevelopment of the site comprising the erection of a five storey building providing 50 self-contained flats (4 studios, 11 x 1bed, 23 x 2bed and 12 x 3bed) with associated basement level, car and cycle parking space, bin stores, amenity space and landscaping |

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Queries from members:

How long the care home has been vacant for?

The applicant has advised that the care home operators wound down their operation on site from 2013 onwards, relocating tenants and no filing bed spaces when they became vacant. The site become fully vacant prior to August 2016, after which time "building guardians" were in place.

Will the proposal impact the street tree adjacent to the proposed substation access?

This tree is identified on the arboricultural study as being proposed to be protected (from works) and retained.

Is there any adverse stacking of rooms between floors (e.g. living rooms above bedrooms)?

The proposal is for a new major development rather than a small-scale development. As such, construction methods allow the significant reduction of noise between floors to address stacking issues that may have otherwise been problematic for a flat conversion or a very small development. Many of the rooms of similar types are stacked above each other. However, some are not due to the variation in flat size and building envelope, and the need to group the Affordable dwellings together. A good standard of accommodation can be achieved for the residential units.

Proximity to temple in Bowmans Trading Estate, with reference to parking in local area?

The temple is situated on Westmoreland Road, to the rear of the Alpine House development. Westmostland Road runs off Honeypot Lane between the Alpine House development and the Morrisons Supermarket. It is around 100 m from the site as the crow flies, but around 255 m walking distance. The dwellings proposed within this application are not considered to result in a material impact on parking in the surrounding streets as sufficient levels of parking are proposed, a CPZ will be introduced in the local area before the scheme is built (if planning permission is granted for this proposal) and the new homes will be "parking permit restricted".

Further clarification regarding consideration of ecology impact and mitigation:

The submitted report followed the standard methodology for ecological assessments and discussed the findings of the survey of the site that was undertaken by a trained ecologist together with a desktop study looking at the proximity to other designated areas and records on the Greenspace Information Centre for Greater London (GiGL – a database for recording protected species). It examined the potential impact on protected species, including bats, badgers, reptiles, dormice, great crested newts, water voles, otters, birds and other potential protected species.

No bat roosts were found, but the adjoining SINC (to the east of the site) was highlighted as creating good foraging opportunities and roosting opportunities. It was accordingly recommended that new native planting is incorporated along the eastern boundary and measures were suggested to prevent disturbance from lighting. No badger sets or other evidence of badger presence was identified, but it was highlighted that it was possible that badgers from the surrounding area could use the site for commuting or foraging, and a subsequent survey was recommended prior to the commencement of works. With regard to Great Crested Newts, it was identified that there is a pond around 15 m outside of the application site within the adjoining SINC. This could not be surveyed due to its location but information available on the Brent Council web site indicated that the pond is of poor quality and would not provide a good habitat for great crested newts. The survey found that the site does not provide good habitat for dormice or reptiles. The report highlighted that birds may use the trees and hedgerows, and it was recommended that clearance work takes place outside of

the breeding season or immediately after a survey. Hedgehogs may use the garden to forage, coming in from the adjoining sites. The survey identified a lack of suitable habitat or connectivity for otters or water voles.

A number of mitigation measures were recommended in the report including the planting of native trees and hedgerows, wildflowers and green roofs, controls on lighting, the timing of vegetation clearance and the carrying out of an additional badger survey prior to commencement. These measures have been secured through condition.

Recommendation: Remains approval subject to conditions and a Section 106 legal agreement as set out within committee report.

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