

# COMMITTEE REPORT

Planning Committee on

18 October, 2017

Item No

07

Case Number

17/2516

## SITE INFORMATION

RECEIVED	7 June, 2017
WARD	Kensal Green
PLANNING AREA	Harlesden Neighbourhood Forum
LOCATION	Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue, London, NW10 3UN
PROPOSAL	Demolition of existing buildings on site and redevelopment of the site to provide a six storey block providing 92 self-contained units (69 x 2bed and 23 x 3bed) providing temporary accommodation (Use class Sui Generis) to include a community use (Use class D1) on the ground floor, and a 4 storey block with basement level to provide 57 units (57 x 1bed) providing new accommodation for independent living (Use class C2) with associated communal facilities and staff accommodation within both the blocks and provision for car, cycle, scooter parking, bin stores, landscaping and amenity space
APPLICANT	Brent Council
CONTACT	Pollard Thomas Edwards
PLAN NO'S	See condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_134678">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_134678</a></p> <p><b><u>When viewing this as an Hard Copy</u></b></p> <p>Please use the following steps</p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "17/2516" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## **RECOMMENDATIONS**

That the Head of Planning is delegated authority to issue the planning permission and impose conditions (and informatics) to secure the following matters:

Conditions:

1. Standard 3 year permission
2. Approved plan numbers / documents
3. Restriction on C2 use
4. Plant
5. Water consumption
6. Nominations Agreement
7. 100% affordable
8. Car parking/cycle spaces
9. Hours of use for D1 use
10. Landscaping
11. Energy Assessment Review
12. Accessibility
13. Sustainable urban drainage system
14. Temporary Accommodation – length of stay
15. Priority use of D1
16. Redundant vehicular crossovers and parking bays
17. Tree protection
18. Materials
19. Air quality
20. Site investigation and Remediation

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatics, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

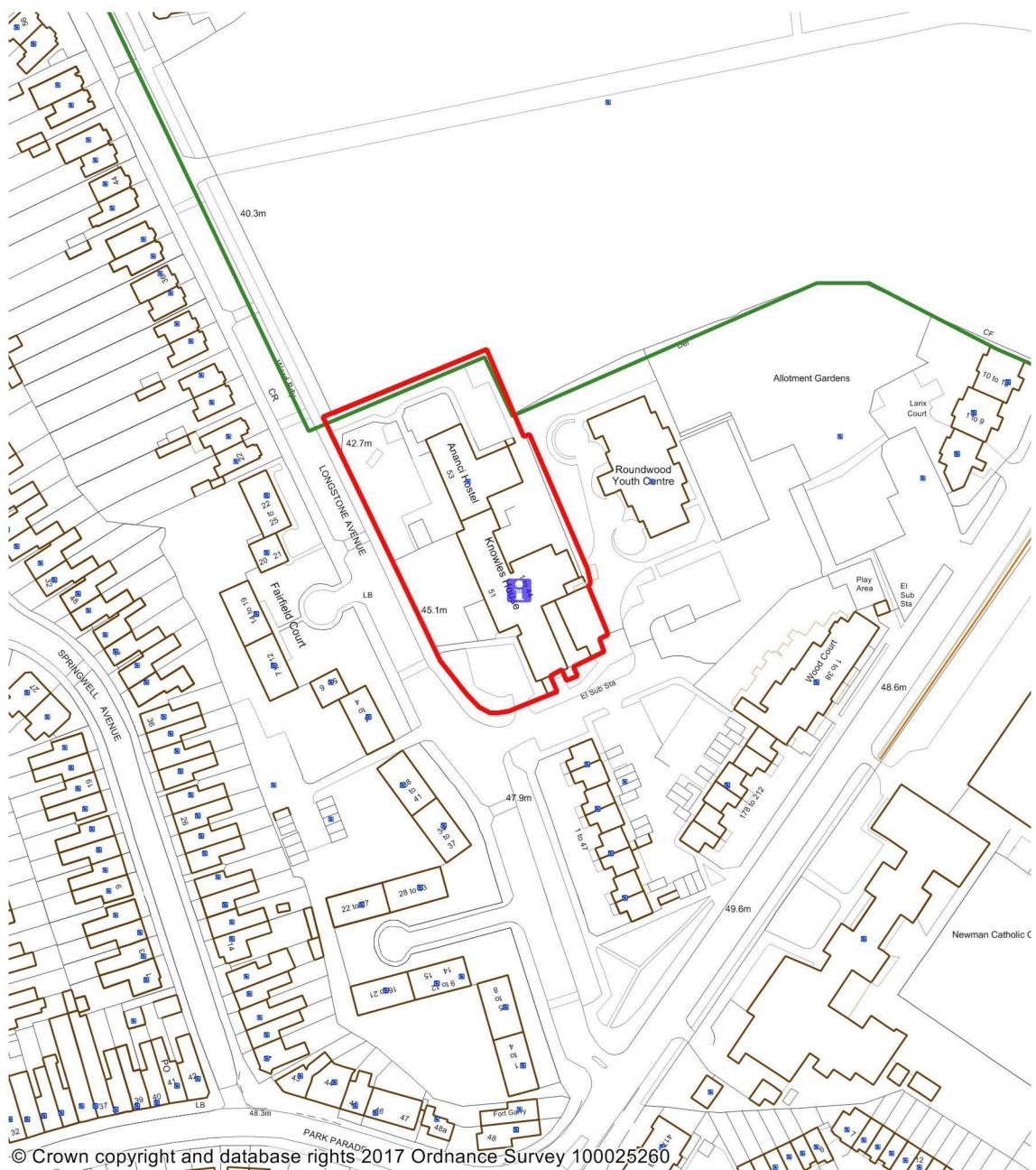
## **SITE MAP**

### **Planning Committee Map**



Site address: Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue,  
London, NW10 3UN

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This map is indicative only.

## PROPOSAL IN DETAIL

The application proposes the demolition of the existing buildings and their replacement with a two new buildings. One will consist of a six storey building of 92 self-contained units consisting of 69 x 2bed and 23 x 3 bed units that would provide temporary accommodation. This building would also contain a community use (Use Class D1) on the ground floor. The other building would consist of a four storey building with basement to provide 57 one bed units. The units would provide New Accommodation for Independent Living (Use classC2). Both buildings would also provide communal facilities and staff accommodation as well as the provision for car, cycle, scooter parking, bin stores, landscaping and amenity space.

## EXISTING

The application site concerns two separate buildings located adjacent to each other on the eastern side of Longstone Avenue. The first building is known as Knowles House and consists of a three storey building which was constructed as a purpose built nursing home in the 1970s. The second building was previously known as Anansi Day Nursery and more recently as College Green School and Services/Furness Day Nursery. Both buildings currently have temporary permissions in place for hostels providing bed and breakfast.

Roundwood Park is located to the north of the site and the Roundwood Youth Centre is located to the east. The area is largely residential in character with a variety of residential properties including two storey semi-detached properties and two storey flats are located to the west of the site on the opposite side of Longstone Avenue. Four storey flats are located to the south of the site on Longstone Avenue. The site is not located within a conservation area and does not contain any listed buildings.

## SUMMARY OF KEY ISSUES

**Principle:** There is no objection in principle to the demolition of the existing buildings and their replacement with two purpose built buildings for Temporary Accommodation and NAIL. The TA and NAIL accommodation would meet known local needs and improve facilities for residents. The proposal would be 100% affordable with nomination rights secured by LB Brent. An existing D1 use would be re-provided as part of the development. The principle of development is therefore considered to be acceptable.

**Representations received:** No objections were received from local residents or Ward Councillors.

**Character and Appearance:** The proposal is considered to have a high quality design that has regard to the character of its surroundings and to not inappropriately challenge or dominate surrounding development.

**Standard of Accommodation:** The living conditions of future occupiers of the development would be acceptable.

**Impact on Neighbouring Amenity:** The development has been assessed against loss of light and sense of enclosure on all neighbouring properties. It has been found that the relationship between the proposed development and all surrounding properties is considered to be acceptable.

**Parking & Servicing:** The amount of off street parking and cycle parking proposed accords with standards. Any overspill parking could be safely accommodated on Longstone Avenue however due to the client groups of both facilities this is unlikely to result in unacceptable levels. Access for servicing and pedestrians is considered to be acceptable.

**Environment:** The principles and methodology outlined in the environmental reports regarding air quality and contamination are considered acceptable. Further details in terms of mitigation will be secured by condition.

## RELEVANT SITE HISTORY

15/5219      Granted 05/02/2016

*Document Imaged*

Temporary consent for change of use from children's nursery (Use class D1) to a hostel providing bed and breakfast accommodation (Use Class Sui Generis) for a temporary period of 2 years

15/3702 Granted 15/01/2016

Continued use of the building as a hostel providing bed and breakfast accommodation (Use Class Sui Generis) for a temporary period of 2 years and 6 months

13/1344 Granted on 11/10/2013

Change of use from care home (Use Class C2) to a hostel providing bed and breakfast accommodation (Use Class Sui Generis) for a temporary period of 2 years.

93/1692 Granted 01/01/1994

Full planning permission sought for the erection of single storey rear extension to Knowles House to provide senior citizens day centre.

LP56264866 Granted 08/11/1968.

Outline application for erection of neighbourhood centre comprising old peoples home, day nursery, flats and maisonettes, old peoples flat lets, social centre with central kitchen and ambulance station.

## **CONSULTATIONS**

Neighbour consultation letters were issued to 260 properties on the 05/07/2017. Five site notices were displayed on 06/07/2017. Press notice advertised on 13/07/2017

Ward Councillors were notified and have not provided comments.

To date no objections have been received.

### **Public Consultation**

In addition to the Council's statutory consultation the applicant conducted public consultation and discussions with local ward Councillors prior to the submission of the application. The public consultation involved the distribution of flyers to local residents and the holding of a public event on the 18<sup>th</sup> April at Knowles House.

### **Internal consultation**

Environmental Health

Transport & Highways

## **POLICY CONSIDERATIONS**

Development Plan:

London Plan consolidated with alterations since 2011 (March 2016)

Development Management Policies, London Borough of Brent (2016)

London Borough of Brent LDF Core Strategy 2010

Other material planning considerations:

NPPF (2012)

Supplementary Planning Guidance 17 'Design Guide for New Development' (2002)

Draft Brent Design Guide Supplementary Planning Document (SPD1)

Mayor's Housing SPG

## **DETAILED CONSIDERATIONS**

### **Background and Context**

1. 51 Longstone Avenue consists of a series of three buildings with mainly single bedrooms with communal

shower rooms and WCs, a Ground Floor lounge/dining area, activity room, kitchen/dining room and staff office. 53 Longstone Avenue was previously used as the Anansi Day Nursery (previously referred to as Furness Day Nursery) and also following this as the bulge class provision trading as the College Green Nursery.

2. 51-53 Longstone Avenue are currently used to provide temporary accommodation to persons in housing need. Planning permission was granted in 2013 for the change of use of 51 Longstone Avenue from a care home (use class C2) to a hostel providing bed and breakfast accommodation (use class Sui Generis), for a temporary period. This permission was subsequently renewed in 2016 and will expire in July 2018. The building is currently let to and managed by Altwood Properties Ltd and consists of 48 non-self-contained bedrooms with shared facilities and three self-contained flats. 53 Longstone Avenue also currently has a temporary permission for use as temporary accommodation that is due to expire in February 2018.

3. The current application is based on the need to replace outdated buildings and improve services to Brent Residents by providing a significant number of good quality housing for vulnerable households. The proposal is part of Brent's Strategic Property Plan 2015-2018, Brent's Corporate Plan 2015/16, and Brent's Temporary Accommodation Reform Plan as Brent has a significant number of people housed in Temporary Accommodation.

### **Principle**

#### Temporary Accommodation and New Accommodation for Independent Living

4. The principle of temporary accommodation has already been established in the site, albeit through two separate temporary permissions. The proposal to include Temporary Accommodation (TA) is based on Brent Council's need to provide accommodation for people who may be homeless. NAIL stands for New Accommodation for Independent Living and is central to Brent's Adult care provision. The NAIL accommodation is designed to house people in more suitable accommodation than the care homes they currently reside in and is important due to the aging population within the borough. As such both forms of accommodation are considered to comply with CP21 which seeks to provide accommodation that meets a known need within the Borough and also provide care and support accommodation to enable people to live independently.

5. In addition to this, policy DMP20 states that self-contained residential accommodation with shared facilities or on-site support/care to assist residents will be supported provided it is located in an area with good access to public transport and other amenities; is of an acceptable quality in terms of the standard of accommodation and external amenity; includes management arrangements; and demonstrates that there is a specific Brent Need. The site is not located in an area with particularly good transport links. However given the temporary nature of the TA and the client group that would use the NAIL it is considered that access to public transport is not an important consideration in this case. Further commentary on the standard of accommodation and amenity space can be found in 'Standard of Accommodation' section of this report; however officers consider it to be of a high quality. Both facilities would be managed 24 hours a day and further details of a management plan for both facilities are recommended to be secured by condition. The applicant has demonstrated that there would be a local need for both forms of accommodation.

#### Community/D1 use

6. Westbrook Day Centre, to the south-east of the site, formerly operated as a community centre for the elderly with dementia and has an area of approximately 150 sqm. Following closure, the Westbrook Day Centre was let to the Young Graduate Day Nursery in 2014. The lease was terminated in early 2017 and the building is currently vacant. As part of the current application a community centre or D1 facility would be re-provided on the ground floor of the TA building.

7. The applicant has not provided details at this stage in terms of a specific group that would occupy the premises, the proposed hours of use or details of management. However the applicant has stated that they would advertise the premises ahead of its completion date with the intention of securing a suitable user who would move in on completion. Officers recommended that the hours of use are secured by condition in order

to ensure that the amenity of residents in the TA and NAIL buildings as well as residents on Longstone Avenue are maintained to appropriate levels.

8. The facility would have an area of 144 sqm and would be accessed separately from the TA building on the northern side of the site close to the boundary with Roundwood Park. An indicative layout has been submitted which shows that the facility would have a reception area, office, kitchen and two large rooms with storage that could be used as classrooms or for holding activities. The layout is considered to be of a good quality and would re-provide a community or D1 use, therefore complying with CP23. Officers recommend that priority use for local people to use the facility for 20 hours per week is secured by condition. Officers therefore consider that this element of the proposal is acceptable.

9. Overall officers consider that the principle of development is acceptable subject to the other relevant material planning considerations set out in this report.

### **Affordable Housing**

10. London Plan Policy 3.12 requires boroughs seek the maximum reasonable amount of affordable housing when negotiating on private and mixed use developments, having regard to a number of factors, including development viability. Policy CP2 of Brent's Core Strategy sets a strategic target that 50% of new homes to be delivered in the borough are affordable. Development Management Policy DMP 15 reinforces the 50% target set by policy CP2 and the need to seek the maximum reasonable amount of affordable housing. The Mayoral Affordable Housing and Viability SPG states that the Mayor will consider applications that meet or exceed 35% affordable housing provision on a nil grant basis without viability information, subject to certain conditions.

11. The scheme positively proposes 100% affordable housing in excess of the Local Plan affordable housing target and includes both TA and NAIL accommodation. The proposal is a Housing-led initiative that is located on Council owned land. The TA accommodation would help the Council meet its statutory housing duties and provide people with somewhere to live temporarily while more permanent accommodation can be found. With regard to the NAIL accommodation generally the client group targeted would be vulnerable people over the age of 55, with a variety of care needs, currently living in care homes, but who have a degree of independence that would allow them to live a more independent way. The client group would have a variety of different needs. Generally they would have poor physical health and may have physical or sensory impairments, cognitive impairments, social and cultural isolation, vulnerability to and fear of crime, increased sensitivity and risk from high and low temperatures.

12. Officers recommend that conditions securing the accommodation as 100% affordable, rents at no more than 80% market rents (inclusive of service charge) and capped at Local Housing Allowance levels and that 100% nomination rights to the Council are secured by Nominations Agreement.

### **Phasing**

13. The buildings are proposed to be completed in two phases: Phase 1 would include the demolition of the building to the north of the site, No.51, and the retention of the majority of Knowles House or No.53. The applicant has confirmed that only a small number of residents are housed in No. 53 Longstone Avenue, with the majority housed in No. 51. When the first building is demolished it is proposed, closer to the date of demolition, that these units would not be re-let, so the building would be empty and there would be no requirement to rehouse people. Phase 2 would then see the demolition of No.53 with any existing residents decanting to the new TA building to allow for the construction of the NAIL building.

### **Design and Impact on character**

14. In terms of bulk, massing, architectural approach and proposed materials, the building is considered to be acceptable.

### Impact on Roundwood Park

15. Roundwood Park is a Grade II registered park that has historic and amenity value. Therefore

consideration has been given to its layout and character and the potential impact that the proposed development could have on it. The TA building would be constructed relatively close to the boundary of the park and there would be an increase in height and mass in comparison to the existing buildings. However, the modern building is considered to be an improvement on the existing buildings in terms of their overall design and views into and out of the park would still be maintained to acceptable levels. Therefore the proposal would be an enhancement to the appearance of some vantage points.

#### Scale, massing and layout

16. The TA building would consist of a six storey 'L' shaped building located on the northern part of the site adjacent to the boundary with Roundwood Park. The NAIL building would consist of a four storey square building set around an internal courtyard located on the southern side of the site.

17. With regard to the overall scale and massing of both buildings, there would be an increase in height from the existing three storey buildings to a four and six storey building respectively. However the topography of Longstone Avenue, which slopes upwards to the south of the site away from Roundwood Park, would help to ensure that the buildings would not appear over dominant in the streetscene and maintain a suitable scale. In addition to this the height proposed would offer a satisfactory transition between the existing rows of four storey buildings to the south of the site.

18. With regard to the layout of the buildings, the TA building would consist of the self-contained community space or D1 facility at ground floor level as well as accommodation, storage and a reception area. The upper floors would then consist of more accommodation and storage. The NAIL building would consist of office space and storage at lower ground floor level, residential accommodation, a kitchen, a communal club room and courtyard at ground floor level; and more residential accommodation and shared spaces in the upper floors. The residential units would be dual aspect and offer views over the central courtyard and Longstone Avenue/Roundwood Park depending on the particular part of the building. The layout of both buildings is considered to be acceptable and would make good use of the site whilst offering residents good levels of amenity in terms of private/communal space and views to the surrounding areas.

#### Appearance

19. The overall design approach has sought to utilise a grid with horizontal proportions and partitions to the vertical divisions. Both buildings would have certain similarities in terms of the form and materials chosen however they would have their own individual character. The design would result in two modern buildings however the approach to their overall appearance would ensure that they fit in well with the existing character of the area.

#### Materials

20. The materials chosen are brick with a contrast between the TA and NAIL buildings. This is based on the applicants desire to soften the transition between the buildings and surrounding area. It is considered reasonable that further details of the materials of all external materials are secured by condition to ensure that the development complements the surrounding area.

21. Overall the design of both buildings is considered to be acceptable.

#### **Standard of accommodation**

22. The TA would contain 92 units in total, consisting of 62 x 2B3P, 7 x 2B4P and 23 x 3B5P units. The proposed units would have internal areas of 40sqm, 61sqm and 62sqm respectively. These sizes are below the minimum sizes required by DMP18 which requires residential developments to be consistent with London Plan policy 3.5 Table 3.3. However consideration has been given to the fact that the units would be used on a temporary basis for approximately 3 months. A number of units on the eastern side of the ground floor would have limited levels of outlook with distances of only 2 metres to the boundary. However consideration has again been given to the temporary nature of the accommodation and in this case it is considered to be acceptable. Residents would have access to communal facilities including laundry facilities,

lounges/kitchenettes and storage and the garden at the front of the site that would have an area of approximately 180sqm that also contains play space. Although no private amenity space is proposed the accommodation is considered to be acceptable based on the quality of the communal areas and the temporary nature of the accommodation. Furthermore the adjacent park would allow access to a shared amenity space.

23. The NAIL accommodation would contain 57 units in total, consisting of 44 x studio or 1B flats and 8 x 1B2P units. The studio flats would have internal areas of 37 sqm which comply within minimum size standards however the 1B2P flats would be 3sqm under the required amount of 50sqm. However in this case residents would also have access to communal facilities such as a laundry room, kitchen, dining area, lounge and seating areas as well as a central courtyard with an area of 277 sqm that would act as outdoor amenity space. Based on the quality and quantity of the communal areas the shortfall of 3 sqm in the eight 1B2P units is considered acceptable on balance. Outlook to some of the ground floor units to the east of the site would be slightly limited at distances of 3/4 metres. However the units would be dual aspect and offer views over the central courtyard.

24. Based on the points discussed above the standard of accommodation is considered to be acceptable for the TA and NAIL units.

### **Impact on neighbouring amenity**

25. Residential properties are located to the west of the site on Longstone Avenue comprising a mix of two and three storey flats and semi-detached properties. To the south of the site there are four storey buildings consisting of self-contained flats. Separate four and six storey buildings are proposed. Generally a separation distance of 20 metres between habitable room windows is required between buildings. In this case the proposed buildings would be set back from the site boundary on Longstone Avenue by 5 metres and would maintain a distance of 29 metres at their closest point from the properties to the west. The applicant has submitted sectioned drawings which have included 30 degree lines as per SPG 17 and draft SPD1 taken from the ground floor habitable room windows. These drawings show a very slight failure of the 30 degree line guidance. However due to the separation distance of 29 metres it is considered that they would not be materially harmful to the residents on the western side of Longstone Avenue.

26. Consideration has also been given to the residential buildings to the south of the site. Windows are contained in the upper floors of the side elevation of the building closest to the site boundary. However these are secondary windows and are located just under 20 metres away. The primary views of these properties are also in an east to west direction. Therefore it is considered that the proposal would not materially harm the amenity of the residents to the south of the site.

27. Due to the separation distances and orientation of the neighbouring buildings it is not anticipated that the proposal would result in any material harm from overlooking, loss of sunlight/daylight or sense of enclosure.

28. Whilst it is acknowledged that the proposal would result in increased and more permanent activity in Longstone Avenue compared to the temporary arrangement that is currently in operation, the activity would largely be confined to the interior of the buildings. With regard to management the TA and NAIL accommodation would be managed by Brent or subcontracted to a management agent. This would be done on a 24 hour basis and further details of a management plan are recommended to be secured by condition.

29. Officers are therefore confident that the proposal would not materially harm the amenity of neighbouring residents.

### **Parking and Access**

30. Car parking allowances for the existing and proposed uses of the site are set out in Appendix 1 of the adopted DMP 2016. For both hostels and care homes, a parking standard of one space per 10 bedrooms applies. The NAIL facility would have staff based on site 24-hours a day, so is considered under the same standards as a care home.

31. Based upon the total number of bedrooms proposed between the TA and NAIL accommodation up to 26 off-street car parking spaces would be allowed. The proposed provision of 12 spaces therefore accords with standards. Policy DMP12 also requires that where a development may generate overspill parking that this can be safely accommodated on-street in the area. Although neither homeless persons nor the NAIL client group are particularly likely to own cars, there is nevertheless on-street parking space for up to 15 cars along the lightly-parked Longstone Avenue frontage of the site, within a mixture of pay and display and residents' permit bays. Officers are therefore confident that there is sufficient space to safely accommodate any overspill parking that could potentially occur on-street.

32. Two of the proposed parking spaces are shown as wide bays for use by disabled Blue Badge holders, which are welcomed. Four spaces would also be provided with electric vehicle charging points (two active & two passive). The London Plan requires the provision of at least 14 short-term bicycle parking spaces, plus a further allowance for staff, giving an estimated total of about 20 spaces. 12 'Sheffield' stands have been indicated alongside the car park to meet this requirement.

33. The car park design is proposed to accommodate access and turning by refuse vehicles to a shared bin store between the two buildings. Additional tracking diagrams have been provided which shows that the turning circle could accommodate a Brent sized refuse collection vehicle. As well as this the canopy area has been increased in height again to accommodate refuse vehicles. Fire appliances would also be able to use the car park access to gain good access to the two buildings. The main pedestrian access to the buildings is proposed along the car park access road, which is to be surfaced in concrete blocks as a shared surface. For the amount of development proposed, including the potentially vulnerable NAIL client group, it is not considered appropriate to mix reversing vehicles and pedestrians and a segregated footway should also be provided into the site alongside the car park to maintain pedestrian safety which will be secured by condition. A separate pedestrian access is proposed to the community space, which is welcomed.

34. The location of the proposed car park in the centre of the site would require a new vehicular crossover from Longstone Avenue. The design of the access has not been detailed, but given the need to accommodate access by refuse and emergency vehicles, it is recommended that 4m radius kerbs be provided. Again it is recommended that this information is secured by condition as part of the site layout. The existing access for Anansi House at the northern end of the site would also become redundant and must therefore be reinstated to footway with full-height kerbs. The arrangement of the parking bays along Longstone Avenue will also need to be amended to suit these revised access arrangements. All works to crossovers and parking bays will need to be funded by the applicant and undertaken by the Highways & Infrastructure prior to occupation of the development. There is also an existing access to the Knowles House car park that would become redundant which would also require reinstating to footway.

## **Energy and Sustainability**

35. London Plan policy 5.2 seeks to minimise carbon emissions through the 'Be lean, Be Clean and Be Green' energy hierarchy. As outlined in the Housing SPG from 1 of October 2016 a zero carbon standard will be applied to new residential development. The Housing SPG defines 'Zero carbon' homes as homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site. The remaining regulated carbon dioxide emissions, to 100 per cent, are to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere (in line with policy 5.2E)

36. The application is supported by an Energy Statement which outlines the strategy to reduce the buildings energy consumption and measures that are to be implemented to achieve the target of 35% reduction in CO<sub>2</sub> emissions beyond the requirements of Part L of the 2013 Building Regulations. This strategy proposes Be Lean measures through the orientation of the building, ventilation, insulation, thermal mass and low energy lighting. Be Clean measures proposed include reducing CO<sub>2</sub> emission through the use of CHP plant and back up by gas boilers and Low Energy Heating. A number of options including a district-heating scheme were explored however for various practical reasons these were not deemed feasible for this development. Be Green measures proposed include the use of Photovoltaics on the roof of the NAIL building. Again other options were explored but were not deemed feasible in this case.

37. The strategy will achieve a 20% reduction in CO<sub>2</sub> emissions over Part L 2013 through 'Be Lean, Be

'Clean, Be Green' measures. Taking this into consideration the proposal would fail to achieve zero carbon however policy 5.2 does state that this shortfall can be provided thorough a cash in lieu contribution and will be secured by condition to secure the delivery of carbon dioxide savings elsewhere.

38. The applicant has not submitted a BREEAM pre-assessment. A rating of Excellent is normally sought for non-residential development however due to the relatively small non-residential element (D1 use 144 sqm) that is proposed it is not considered that the pre-assessment would be necessary in this case.

## **Environment**

### Air Quality

39. The site is within a designated Air Quality Management Area (AQIA), therefore an Air Quality Assessment prepared by Peter Deer and Associated has been submitted considering the potential air quality impacts associated with the proposed construction and future operation of the site. This report has been assessed by the Council's Environmental Health Department.

40. The applicant has submitted a Construction Dust Method Statement that has assessed the potential dust impacts based on an assumption of vehicle access routes and construction works. The report has concluded that assuming that good practice dust control measures are implemented the residual significance of potential air quality impacts from dust generated by earthworks, construction and track-out activities would be negligible. However as this assessment has largely been based in assumptions further details of a Construction Management Plan are recommended to be secured by condition to ensure that local residents are not overly exposed to dust.

41. Predicted impacts on NO<sub>2</sub> concentrations as a result of operational phase exhaust emissions and emissions from the on-site CHP and boiler units were predicted to be negligible at seventeen sensitive receptor locations, slight at seventeen receptor locations and moderate at five receptor locations within the vicinity of the site. However air quality conditions for prospective occupiers have been assessed and pollutant concentrations are predicted to be above the combined benchmark level. Therefore the report recommends that further action is required to tackle the excess NO<sub>2</sub> and Pm10 emissions. Mitigation measures including the use of mechanical ventilation, the implementation of Green Travel Plans and/or electric charging points as well as increasing the height of the CHP and boiler stacks and/or incorporation of NO<sub>2</sub> abatement technologies to the flues are suggested. However in order to be fully satisfied with these mitigation measures the Council's Environmental Health officer recommends that conditions are secured in relation to the submission of a report describing the mitigation measures in more detail and these will be implemented.

### Flooding

42. London plan policy 5.12 requires developments to comply with flood risk assessment and management requirements set out in the NPPF. The site is situated within Flood Zone 1 and therefore has the lowest level of flood risk, and is below the 1 hectare threshold for undertaking a full Flood Risk Assessment (FRA). However a Flood Risk Statement does support the application. This confirms the site is at low risk of tidal or fluvial flooding, and that flood risk from all other sources is deemed to be low.

43. London plan policy 5.13 requires development to utilise sustainable urban drainage systems (SUDS), aim to achieve greenfield run-off rates and to ensure surface water run-off is managed as close to source as possible. A Drainage Strategy submitted with this application outlines the proposed strategy for dealing with surface water and foul water drainage. This meets Brent and national requirement standards. The proposed development will provide storage tanks and a SUDS scheme which would reduce the flow and flood risk in the area.

### Contamination

44. The requirement to deal with contaminated land is set out in London Plan policy 5.21 and reinforced by the NPPF. The applicant has submitted a contamination report that The Council's Environmental Health department have reviewed. The report includes a desk study, preliminary risk assessment, details of an intrusive investigation, geotechnical assessment and a contamination risk assessment.

45. The Council's Environmental Health officer has recommended that conditions be secured requiring further site investigation works post demolition to determine the nature and extent of any soil contamination present, and proposed remediation measures if necessary and secondly a verification report to demonstrate any remedial works have been carried out fully in accordance with the agreed strategy.

#### Trees and Landscaping

46. A Tree Survey, Tree Protection Plan and Arboricultural Impact Assessment all support the application. These consider the impacts on trees on and adjacent to the site during the construction stage and the life of the development. It is proposed to remove a number of trees within the site which the Councils Tree Officer is agreeable to subject to replacement planting. Tree protection measures and access facilitation pruning are set out within the Phase II Arboricultural Impact Assessment (Ref. 1071) by Russell Ball of Arbol EuroConsulting the content of which will be conditioned. In addition to this a specific methodology within the report regarding proposed works to demolish the electrical substation adjacent to an oak tree are recommended to be conditioned as well as a 'watching brief', photographic evidence of best practice and a pre-commencement meeting with the site manager and project arboriculturalist and a second site visit to review and inspect tree protection measures prior to demolition.

47. The applicant has submitted a detailed landscaping plan for the communal garden area, boundary areas and internal courtyard of the NAIL building. The landscaping plan contains information on boundary treatment, materials, species, planting, furniture and lighting. These are considered to be acceptable and the content of the report will be conditioned accordingly.

#### **Conclusion**

48. The proposal would provide accommodation that meets a known local need and would be 100% affordable. The proposal would also re-provide a D1 or community use. The proposal would make good use of a site that has previously been developed and provide a contemporary design that respects that character of the area. The proposal would not materially harm the amenity of neighbouring residents. Based on this and the points raised within this report officers recommend the application for approval subject to conditions.

#### **CIL DETAILS**

This application is liable to pay **£2,227,036.18\*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible\*\* floorspace which on completion is to be demolished (E): 2247.6 sq. m.  
Total amount of floorspace on completion (G): 9865 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Non-residential institutions	144		111.191647 237709	£0.00	£35.15	£0.00	£4,920.38
Residential institutions	3243		2504.12855 549924	£200.00	£35.15	£630,503.80	£110,811.04
Sui generis	6478		5002.07979 726305	£200.00	£35.15	£1,259,452.23	£221,348.73

BCIS figure for year in which the charging schedule took effect (Ic) 224 224

BCIS figure for year in which the planning permission was granted (Ip) 282

**Total chargeable amount** £1,889,956.03 £337,080.15

\*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

**\*\*Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

**Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.**

## DRAFT DECISION NOTICE



# Brent

### DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### DECISION NOTICE – APPROVAL

Application No: 17/2516

To: Mr Reynolds  
Pollard Thomas Edwards  
Diespeker Wharf  
38 Graham Street  
London  
N1 8JX

I refer to your application dated **07/06/2017** proposing the following:

Demolition of existing buildings on site and redevelopment of the site to provide a six storey block providing 92 self-contained units (69 x 2bed and 23 x 3bed) providing temporary accommodation (Use class Sui Generis) to include a community use (Use class D1) on the ground floor, and a 4 storey block with basement level to provide 57 units (57 x 1bed) providing new accommodation for independent living (Use class C2) with associated communal facilities and staff accommodation within both the blocks and provision for car, cycle, scooter parking, bin stores, landscaping and amenity space

and accompanied by plans or documents listed here:

See condition 2

at **Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue, London, NW10 3UN**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 05/10/2017

Signature:

**Alice Lester**  
Head of Planning, Transport and Licensing

#### Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

**SCHEDULE "B"**

Application No: 17/2516

**SUMMARY OF REASONS FOR APPROVAL**

- 1 The proposal complies with the Development Plan, having regard to relevant material considerations.
- 1 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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

061\_PL\_001  
061\_PL\_002  
061\_PL\_003 B  
061\_PL\_004 B  
061\_PL\_005  
PL\_010 D  
PL\_011 C  
PL\_012 C  
PL\_013 C  
PL\_014 C  
PL\_015 C  
PL\_016 B  
PL\_020 C  
PL\_021 C  
PL\_022 B  
PL\_023 B  
PL\_024 B  
PL\_025B  
PL\_030 C  
PL\_031 b  
PL\_040 A  
PL\_041 A

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

- 3 Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987, as amended, the extra care facilities hereby permitted shall only be used for the provision of residential accommodation and care to people in need of care or as a hospital or nursing home and for no other purposes within Class C2 of the schedule to the Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that the use remains appropriate for the site location and to ensure that the standards applied to the consideration of the approved development are maintained in connection with the completed development so approved.

- 4 Any plant together with any associated ancillary equipment shall be installed, so as to prevent the transmission of noise and vibration into neighbouring premises. A test shall be carried out prior to the discharge of this condition to demonstrate that the sound levels submitted with the planning application have been met. The results shall be submitted to the Local Planning

Authority for approval.

Reason: To prevent increment of local area noise levels

- 5 Prior to first occupation of the development confirmation from the Building Control body to demonstrate that the relevant building has been designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010 (as amended) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect and conserve water supplies and resources in order to secure London's needs in a sustainable manner.

- 6 Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision, and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 7 The development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (at rents up to 80% of the market rents inclusive of service charge, intended for households who cannot afford housing at market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 8 Prior to the commencement of the use of any part of the approved Development the following shall be constructed and permanently marked out:-
  - the approved number of car parking spaces as shown on the approved plans
  - cycle parking numbers as approved

Thereafter the approved parking shall be retained and used solely for the specified purposes in connection with the Development hereby approved for the lifetime of the Development and shall not be obstructed or used for any other purpose(s).

Reason: To ensure adequate parking and cycle parking provision in accordance with adopted standards.

- 9 The use of the ground floor community space (within Use Class D1) within the Temporary Accommodation building hereby approved shall only be permitted between:-

Mon-Fri: 0800 - 2200 hours

Saturday: 09:00-2100 hours

Sundays and bank holidays: 1000-1800

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 10 The landscaping works shall be carried out fully in accordance with the landscaping report Ref: L0462DS01F and dated 13<sup>th</sup> April 2017. The approved details shall be fully implemented prior to the occupation of the building(s).

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 positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development, to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and, ensure that it enhances the visual amenity of the area and to protect trees in the immediate environment and to retain a mature tree cover around the site and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 11 No occupation of the development shall occur unless an Energy Assessment Review has been submitted to and approved in writing by the Local Planning Authority. This review by an approved independent body shall verify that the development has met or exceeded at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site

If the review specifies that the development has failed to meet the above levels, appropriate compensatory measures as described in the Energy & Sustainability Statement (dated June 2017) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

The approved Energy Strategy shall be fully implemented and maintained for the lifetime of the Development unless otherwise agreed in writing with the Council.

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

- 12 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) or shall meet easily accessible/adaptable standards (Building Regulations M4(2)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable facilities for disabled users, in accordance with the London Plan policy 4.5.

- 13 The sustainable urban drainage system (SUDS) works shall be carried out fully in accordance with Flood Risk Assessment report dated February 2017. 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.

- 14 Residents shall not reside in the Temporary Accommodation building for a period of more than

one year.

Reason: due to the size of the units and standard of accommodation that would be afforded to residents.

- 15 When the D1 floorspace is brought into use, priority for booking and using this D1 facility located on the ground floor of the Temporary Accommodation building shall be given to community/voluntary groups for a minimum of 20 hours per week.

Reason: To provide the community with an appropriate provision of community space within the Borough.

- 16 No occupation of the buildings hereby granted shall commence until, the existing vehicular crossovers and parking bays along Longstone Avenue that will become disused or need to be altered shall be reinstated to a footway or altered accordingly shall be done so at the applicant's expense to the Council's satisfaction.

Reason: To ensure that the redundant crossover does not prejudice conditions of safety for pedestrians on the public highway.

- 17 Tree protection measures and access facilitation pruning as set out within the Phase II Arboricultural Impact Assessment (Ref. 1071) by Russell Ball of Arbol EuroConsulting must be adhered to throughout construction and demolition works.

The methodology found in section 7.4.1.2 the Phase II Arboricultural Impact Assessment (Ref. 1071) by Russell Ball of Arbol EuroConsulting including supervision from an arboriculturalist, a watching brief and the submission of photographic evidence of best practice must provided to the LPA.

Furthermore, all trees within the Phase II Arboricultural Impact Assessment (Ref. 1071) by Russell Ball of Arbol Euro Consulting that are identified for retention as part of this development that fall into irreversible decline and/or die as a result of non-adherence to the approved documents within a period not to exceed five years from completion of works shall be replaced with a tree of size and species to be agreed with the Local Authority.

Reason: To ensure a satisfactory appearance and setting for the proposed development, to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and, ensure that it enhances the visual amenity of the area and to protect trees in the immediate environment and to retain a mature tree cover around the site and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 18 Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works. 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.

- 19 Prior to the commencement of the development, the applicant shall submit a report, describing mitigation measures that will be implemented to ensure the development does not have an adverse effect on the local air quality, and ensure the protection of future occupiers from poor air quality. The report shall be approved by the Local Planning Authority. All approved measures shall be implemented in full by the developer.

Reason: To ensure the safe development and secure occupancy of the site for residential use

and having regard to the fact the site lies in an Air Quality Management Area and has the risk to increase poor air quality.

- 20 (a) Prior to the 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 and 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

## INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)
- 2 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](http://www.brent.gov.uk/CIL).
- 3 The applicant is advised to ensure that demolition and construction works follow Best Practicable Means (BPM) of Section 72 of the Control of Pollution Act 1974 to minimise noise and vibration effects.
- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and

may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

- 5   Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6   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.
- 7   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](mailto:Mark.O'Brien@brent.gov.uk), and include photographs showing the condition of highway along the site boundaries.
- 8   Prior consent may be required under the Town and Country Planning (Control of Advertisements) Regulations 1990 for the erection or alteration of any
  - (a) illuminated fascia signs
  - (b) projecting box signs
  - (c) advertising signs
  - (d) hoardings
- 9   The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof.

Any person wishing to inspect the above papers should contact Barry Henn, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5232