

Agenda Item 03

Supplementary Information Planning Committee on 18 October, 2017

Case No. 17/2331

Location	Manor Park Works, Manor Park Road, London, NW10 4JJ
Description	Redevelopment of industrial site to residential to form a total of 45 units comprising: change of use of the existing building from industrial and storage (B1 and B8) to residential (C3), accommodating 24 units (2 x studios, 8 x 1bed, 10 x 2bed and 4 x 3bed maisonettes) and an extension above the existing building with alterations to form 7 storeys; and erection of an 8 storey residential building plus a basement level, accommodating 21 units (3x studios, 14 x 2bed and 1 x 2bed and 3 x 3 bed maisonettes) with associated car and cycle parking, refuse storage, landscaping and amenity space provision, including a roof terrace at each building <u>(amended plans, fire safety information and description updated 12/09/2017)</u>

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Since publication of the report, a further nine representations have been received comprising 8 objections and one letter in support. All the objections are concerned that the proposal would be an overdevelopment of the site with resulting impacts. This is detailed further in the table below.

In addition, Cllr Chan requested that minimum of 10% of the Community Infrastructure Levy be awarded to Kensal Rise Library.

In response to this point, it is not possible through an individual planning consent to have a condition as to how CIL should be spent however there are procedures in place regarding the allocation of CIL funds to support the delivery of Neighbourhood infrastructure in Brent. Cabinet approved a process for allocating Neighbourhood CIL earlier this year (February). Friends of Kensal Rise Library applied for NCIL funds this summer and were successful.

A representation was received from Cllr Kelcher who objects on the following grounds:

- 99 bedrooms proposed would result in influx of people which local services cannot handle;
- inadequate amenity space and flat sizes;
- concern at fire service access due to narrow access; and
- increased traffic problems at traffic jam hotspot.

These points and those of other objectors are addressed below.

Objection

Buildings are too high, out of keeping with and will dominate the surroundings, should be 5 storey like other recently constructed buildings.

Officer's response

Refer to Massing, Design and Materials section of report. The only point at which the development will be readily seen from within the Town Centre and Conservation Area is at / through the access which forms a very short gap in the Manor Park Road frontage.

Too many flats, excessive density, inadequate parking space, inadequate space for planting, proposal should be downsized, parking already difficult in area, more parking should be provided.

Refer to paragraphs 13 and 14 of the report.

Delivery and emergency vehicle access, especially fire

Refer to relevant section of report. The London Fire

engine access, inadequate.

Brigade have approved the revised Fire Strategy. The installation of sprinklers to each unit exceeds requirements for a building of this height.

Some neighbouring houses will receive no daylight.

Refer to the neighbouring amenity section of the report, from paragraph 39.

Loss of privacy for nearby residents and overlooking of two school playgrounds.

Refer to the neighbouring amenity section of the report.

Additional pressure placed on health and transport services.

The additional burden of the development on health services would be offset by a CIL payment that is required. With regard to transportation refer to relevant section of report from paragraph 53.

Many houses expected to receive well in excess of recommended pollution levels.

The application included an air quality assessment which indicated that subject to implementation of specified mitigation measures, the site is considered suitable for the proposed development and would comply with relevant legislation. The assessment identifies the need for mitigation measures in the form of air tight windows, and mechanical ventilation. A condition is proposed (condition 11) to secure the submission and approval of necessary mitigation measures and to secure implementation of those measures.

One letter submitted in support of the proposal states that it would bring positive benefits to the area. The current fly tipping and anti-social behaviour at access to the site would be addressed.

There is a drafting error at paragraph 52 and this sections should be deleted.

Recommendation: Remains approval subject to S106 and conditions detailed in the main report.

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