

Agenda Item 05

Supplementary Information Planning Committee on 15 August, 2018

Case No.

18/1592

Location	1-7, 9, 11 & 11A Elm Road, Wembley, HA9 7JA
Description	Demolition of existing hotel buildings and erection of a part 3, part 4 and part 5 storey 226 bed aparthotel plus basement accommodation comprising guestrooms and ancillary facilities within a 5-storey basement (situated below the part-basement lower ground floor), together with soft and hard landscaping, servicing, cycle storage and refuse and recycling facilities

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Additional representations

On 07/08/2018, 30 letters of support for the proposal were received by the Council. The letters were received from different businesses in and around the local Wembley Town Centre area focussed along the High Road.

On 13/08/2018, an additional 19 letters of support for the proposal were received by the Council. The letters were again from different businesses in and around Wembley High Road and expressed general support for the development.

Corrections to information in the committee report

The committee is advised that the sentence in paragraph 27 stating: "None of the accessible bedrooms are to be subterranean or duplex in design and will all be contained within the Ground and above floors" is incorrect. This revised proposal includes the provision of 12 accessible guest rooms within levels 1 to 4 of the basement.

Correction to the wording of condition 4 (use class designation)

The reference to gym/swimming pool/changing facilities is proposed to be removed from the condition as this is only relevant to the previously approved scheme.

Review of landscaping plan/change to condition 19

The applicant's landscaping plan (J180161-GC-L-DR-2 Rev B), identifying specific planting proposals for the lightwell railings fronting the street as well as the internal courtyard at the base of the central lightwell. The details of the plan are considered to be acceptable and condition 19 will therefore be amended accordingly to require compliance with the landscaping proposal, rather than submission of a landscaping proposal.

Review of external lighting strategy/change to condition 20

The applicant's lighting strategy, submitted with the application, is being reviewed by Brent's highways and environmental health officers for acceptability. The strategy identifies lighting features to be a cold light frame between the two different materials along the facade, warm white light projection frames around the brick windows, downlighters onto the hotel's entrance and uplights onto the hotel sign above the entrance. An informative reminds the applicant that the hotel sign will require separate advertisement consent.

Based on the response of Environmental Health and Highways officers to the lighting proposal, condition 20 will be updated to either require amended details (if the current details are unacceptable) or to secure the submitted details for implementation (if current are acceptable).

Recommendation: Remains approval subject to conditions and s106 obligations, including the removal of recommended condition 4 and revisions to conditions 19 and 20 as discussed above.

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