

## Agenda Item 06

### Supplementary Information Planning Committee on 10 October, 2018

Case No. 18/2183

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Location	Car Park North East of Morrisons, Honeypot Lane, NW9 & Vacant Land at the junction of Westmoreland Road, NW9 and Cumberland Road, Stanmore, HA7
Description	Erection of three buildings at 4, 5, and 7 storeys providing 194 residential units (76 x 1 bed, 75 x 2 bed and 43 x 3 bed), 60 car parking spaces (including disabled parking spaces), private and communal landscaped amenity areas, landscaped podium deck, secure cycle parking, recycling and refuse stores, access improvement and other associated developments

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#### Discrepancy in committee report regarding number of car parking spaces within Morrisons car park

The 'existing' section on page 91 of the committee report (originally provided to members) did not correctly clarify the number of car parking spaces that would be lost as a result of the development and the number of spaces that would therefore remain if the development were to be built. However, the public version of the committee report (which has been available on Brent Council's website for the past week) does reflect the correct number of car parking spaces in relation to this point. Members are therefore advised to refer to the website version of the committee report in respect of this point. The two versions of the committee report are otherwise identical. For clarity, the development is proposed to occupy 160 of the existing car parking spaces within Morrisons, reducing the overall provision to 405 spaces.

#### Discrepancy in relation to habitable room numbers proposed

The table clarifying habitable room numbers within paragraph 30 of the report is incorrect. For clarity, please refer to the table below which correctly reflects habitable room numbers within the development. The table above the habitable room table, which clarifies the number of units and the tenure of said units (also part of paragraph 30), is correct and remains unchanged.

Habitable Rooms	Number	Affordable Rented	%	Intermediate	%	Total %
Total	552	135	24.4	59	16.4	35.1

#### Alteration to heads of terms

Part 10c of the heads of terms in respect of the s106 agreement is to be altered. This head of term currently reads as follows: **"the establishment of a 20mph limit zone with associated traffic calming"** but is instead proposed to read as follows: **"the establishment of a 20mph limit zone with associated traffic calming, unless the Council subsequently confirms in writing that such works will not be required"**. This caveat provides flexibility for the development to proceed if other statutory processes associated with the introduction of a 20mph zone are subject to delays or do not proceed in a timely manner. Your officers are confident that the 20mph zone can be introduced within the timescale of the development, however the caveat gives the developer reasonable flexibility (subject to the Council's reasonable discretion) to not implement these works if events beyond the developer's control preclude the viable delivery of such works.

#### Expansion of condition 3

As referenced in paragraph 42 of the committee report, the applicants have been in the process of redesigning habitable room windows in the southern elevation of the development to project out from the facade, enabling side outlook and protecting the outlook to the Morrisons site (so as not to prejudice any future redevelopment of the Morrisons site). Plans showing this change have not been received and condition 3 will therefore be expanded to enable both the obscure glazing of secondary windows and the submission and approval of revised details showing suitable projecting (oriel) window arrangements of the primary habitable room windows along

*Document Imaged*

this facade.

**Recommendation: Continue to grant permission, subject to planning obligations set out in the committee report and the additional condition and alteration to the heads of terms specified above**

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