

Agenda Item 06

Supplementary Information

Planning Committee on 10 June, 2020

Case No.

19/4434

Location	Pharamond Garages, rear of 258-262 Willesden Lane, Willesden, London
Description	Demolition of the existing garages and redevelopment to provide a four storey building comprising 10 self-contained flats with associated car parking, cycle and refuse storage, amenity space and landscaping.

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Amended Plans

Since the publication of the agenda the applicant has submitted the following revised plans:

- 618-2b-100_D – Proposed Site Plan
- 618-2b-110_B – Proposed Ground Floor
- 618-2b-111_B – Proposed First and Second Floor
- 618-2b-112_C – Proposed Third Floor and Roof
- 618-2b-200_B – Proposed Sections
- 618-2b-201 – Proposed Sections
- 618-2b-300_B – Proposed South and North Elevations
- 618-2b-301_B – Proposed East and West Elevations
- 618-2b-900_B – Proposed Views

Summary of amendments

The plans include amendments to address the issues discussed in the committee report regarding the proximity of balconies to the adjoining gardens. In addition to this, amendments to the first floor layout are proposed, changing a 2-bedroom flat into a 3-bedroom flat and changing another 2-bedroom flat into a 1-bedroom flat.

The changes to the flats are as follows:

Flats 01 to 03: No change

Flat 04: was 2-bedroom 4-person, now 1-bedroom 2-person

Flat 05: was 2-bedroom 4-person, now 3-bedroom 5 person

Flats 6-10: No changes

Flat	Internal change
01 to 03	No change
04	Was 2-bedroom 4-person, now 1-bedroom 2-person
05	Was 2-bedroom 4-person, now 3-bedroom 5 person
06 to 10	No change

The scheme now includes three 3-bedroom flats (30 %) and it therefore exceeding the 25 % target for 3-bedroom homes set out in adopted and emerging policy. All homes would continue to be for Affordable Rent.

The changes to the mix of homes is as follows:

	Previously proposed	Now proposed
1-bedroom	2	3
2-bedroom	6	4
3-bedroom	2	3

Document Imaged

All flats as revised would meet internal space standards.

Balconies

The balconies have been relocated and re-sized to address the privacy issues discussed in the main report. The changes are as follows:

Flat	Change	Original size	Size now proposed
01 to 02	No change		
03	Relocated within eastern façade and reduced in size to ensure at least 9 m from boundary (1-bedroom flat)	7 sqm	5 sqm
04	No change		
05	Flat now 3-bedroom 5-person, additional balcony provided in western façade	8 sqm	12 sqm
06	Relocated from northern to eastern façade and reduced in size to ensure at least 9 m from boundary (1-bedroom flat)	7 sqm	5 sqm
07	Relocated from eastern to southern façade (2-bedroom 4-person flat)	7 sqm	8 sqm
08 to 10	No change		

All flats would accord with Mayoral targets for external space set out within the Housing SPG and emerging policy D6. The flats with a revised external amenity provision would continue to be below Brent targets for private space as set out within policy DMP19. While the shortfall of private space increases for two of the flats (both 1-bedroom homes), the total shortfall in private external space does not increase and the communal space is still considered to be sufficient to meet the amenity space requirements for both the existing flats within Pharamond and the proposed flats (as set out in the main report).

Other potential implications of the changes

With regard to privacy, two balconies were previously proposed within the eastern façade, with both balconies being less than 9 m from the boundary. There are still two balconies proposed within the eastern façade, but both are a minimum of 9 m from the boundary, according with SPD1 in terms of privacy and overlooking.

One balcony was proposed in the northern façade that was less than 9 m from the boundary. No projecting balconies are proposed within the northern façade, and the roof terraces on the 3rd floor are as previously proposed, situated 9 m from the boundary.

With regard to parking, the change in the housing mix would increase the Brent maximum parking standard for the development by 0.5 spaces but would not result in an increase in the emerging London Plan maximum standards. As set out in the main report, parking is anticipated at around 50 % of the maximum standards. The change in unit mix is therefore not considered to materially change the parking demand for the development.

Alterations to Conditions

Condition 2: (Approved Plans) will need to be amended to reflect the revised drawings and should now read as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

618-2b-001A,
100D,
110B,
111B,
112C,
200B,
201
300B,

301B,
900B,
WIE/SA/95/0009/A02,
0010/A02,
0011/A02
240915B
RT-MME-129209-05 Rev A

Reason: In the interests of proper planning

Condition 25 (Details of balconies) – this condition can now be removed as this matter has been addressed within the revised drawings.

Recommendation: To approve permission as set out in the main report subject to the amendments to condition 2 and removal of condition 25 as discussed above

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