

Agenda Item 05

Supplementary Information Planning Committee on 13 January, 2021

Case No. 18/3498

Location	Land at 370 High Road and 54-68 Dudden Hill Lane, London, NW10
Description	Demolition of existing buildings and erection of 5 mixed use blocks ranging from 4 to 10 storeys plus basement levels, comprising; 245 residential units at 1st to 9th floors, and light industrial floorspace (Class B1c), food retail floorspace (supermarket) (Class A1), gym (Class D2), nursery (Class D1), commercial units (units 7 and 9) (flexible use for Class A1, A2, A3, D1 and/or B1c) and HA office (Class B1a) at basement, ground and part 1st floors, together with associated vehicular access, car and cycle parking spaces, bin stores, plant room, substations, landscaping and amenity space (Amended description)

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Revised Affordable Housing Offer

At the time of writing the Officers Committee Report, the formal offer proposed by the applicant was for 66% affordable housing on a non-policy compliant split, weighted in favour of Shared Ownership homes. The Officers Report outlines that the proposed affordable housing offer is unacceptable as it over delivers Shared Ownership homes at the expense of 13 London Affordable Rented homes, which would meet the most acute needs of the borough.

Since the publication of the report, the applicant has proposed a payment of £1.5 million to be used toward the provision of off-site affordable housing to mitigate the under-provision of London Affordable Rented (LAR) homes. This would be in addition to the 66% affordable housing discussed in the main report.

Revised Retail Parking Arrangements

The officers committee report also raises concerns with the quantum of retail parking without an appropriate parking price regime to encourage non car access and regarding the under-provision of residential blue-badge parking.

Since the publication of the agenda, the applicant has agreed "To enter into a retail car park management plan with the council and a space re-allocation plan allocating up to 10 retail parking spaces to disabled parking spaces". This would allow for a strategy for parking management to be agreed with the applicant.

Application to be deferred

Officers recommend that this application is deferred to allow the report to be updated to reflect and consider the revised offer and arrangements.

Recommendation: That the application is deferred to a later Planning Committee meeting

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