

## Agenda Item 04

### Supplementary Information Planning Committee on 11 December, 2024

Case No.

24/1804

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**Location** College of North West London Willesden, Dudden Hill Lane, London, NW10 2XD  
**Description** Hybrid planning application comprising: Full planning permission for the demolition of existing buildings and structures within 'Phase 1' and all site preparation works, and redevelopment with mixed-use buildings providing residential homes (Use Class C3), flexible commercial, retail and leisure space (Class E), workspace (Use Class E(g)), associated cycle and vehicle parking, new and altered vehicular accesses and other associated highways works, hard and soft landscaping including creation of new and upgrades to existing public open space, and all associated ancillary and engineering works; and

Outline planning permission for the demolition of all existing buildings and structures within the rest of the Site, and redevelopment with a series of new mixed-use buildings accommodating residential homes (Use Class C3), flexible commercial, retail, workspace and leisure space (Class E), community space (Use Class F), and flexible nursery/community/medical floorspace (Use Classes F/E(e)/E(f)), associated cycle and vehicle parking, new and altered vehicular accesses and other associated highways works, hard and soft landscaping including creation of new and upgrades to existing public open space, and all associated ancillary and engineering works, with all matters reserved except for means of access.

*Further explanation (not forming part of the formal description of development set out above):*

The proposed development is formed of two phases: Phase 1 is applied for in detail, and includes the construction of 11 new blocks (Blocks C-H, J, K, V, W and Y) to provide 1,076 residential dwellings (Use Class C3), comprising heights of between 4, 5, 10, 11, 15, 17, 22, 24 and 28 storeys (up to 98.5 AODm). The development also proposes 3,354 sqm of flexible retail, commercial and leisure floorspace (Use Class E) (which includes 1,173 sqm of gym floorspace) at lower levels of these blocks.

Phase 2 is applied for in outline, and includes the provision of up to 3,500 sqm (GIA) of new land use floorspace within 11 new blocks (Blocks A, B, L-N, and P-U) comprising heights of between 4, 5, 6, 11, 14, 16 and 17 storeys (up to 100.2 AODm), with the maximum quantum as follows:

- flexible retail, commercial and leisure floorspace (Use Class E): up to a maximum of 1,500sqm
- community floorspace (Use Class F): up to a maximum of 1,000sqm
- nursery or local community/ medical floorspace (Use Class F/E(e)/E(f)): up to a maximum of 1,000sqm,
- C3 Residential: up to 57,500 sqm (approximately 551 homes).

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#### Further representations

Two further representations have been received from adjoining occupiers, objecting to the proposed development. The comments raised are summarised as follows:

- Proposed development would result in excessive density and heights, causing overshadowing, loss of privacy and diminished quality of life to nearby residents, and heights out of character;
- Increased fire safety risk due to tall buildings;
- Detrimental impact on local infrastructure and services;
- Lack of affordable housing to meet local need – too many proposed as social rent or shared ownership;

*Document Imaged*

- Impact on adjoining SINC/ wider environmental impacts;
- Lack of local benefit and catering too much for private market;
- Proposed development would be harmful to townscape value;
- Detrimental to public health and harm to local social infrastructure within the Borough.
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Officer comments: *These issues are all considered to be addressed in sufficient detail within the detailed considerations of the main committee report.*

The Greater London Authority have provided further comments in relation to the viability of the scheme, stating that they consider the proposed scheme, when factoring in growth in the market on both sales and rental products, as well as factoring in inflation, would deliver an increased surplus profit which would accommodate additional affordable housing in Block G and provide a contribution to the college.

Officer comments: The application will be subject to early, mid and late stage review mechanisms to capture any uplift in affordable housing in the event that a surplus is identified.

Transport for London have provided clarification with regard to their summary of transport comments on the application. They have clarified that although the transport assessment used TRICS to evaluate trip generation, an intermediate assessment was requested, as noted in the Stage 1 comments and detailed comments for this application.

Officer comments: This is noted. The HoTs have secured contributions towards Neasden Station Improvements and local bus network improvements, the figure of which is to be agreed by TfL ahead of stage 2 referral.

#### Amendments to main report

The following amendments are made to the main report:

#### 'Recommendations' section

No. 4 amended to include the following:

*'Benchmark Land Value of £55 million and capital contribution to college costs: £50 million (total: £105 million)*

*Developer profit rates of: · Private sale – 17.5% · Build to rent – 15% · Affordable– 6% · Commercial – 15%*

*Build to rent housing subject to covenant to retain homes as such for a period of 15 years, in addition to clawback mechanism and other matters to satisfy Policy H11 of the Local Plan'*

No. 5 amended to include: *'a minimum sqm provision of 1005 sqm under Phase 1 (detailed consent) and a total of 3891sqm under Phase 2 (outline consent)'*

No. 11 amended to read: *'Enhanced travel plan to be submitted, implemented and monitored including funding of subsidised membership of the Car Club for three years for all new residents, with Car club spaces to be provided on site for phases 1 (detailed consent) and 2 (outline consent)'*

No. 12 amended to read: *'Financial contributions towards Neasden Station improvements and design/ feasibility study for the proposed WLO station to the west of the site (figures to be agreed through further discussion with TfL ahead of stage 2 referral).*

#### 'Summary of key issues' section

Under 'landscape, ecology, biodiversity and flooding/ drainage', the first sentence is amended to read as follows: *'There are approximately 88 existing trees on site, 5 of which would be retained. A total of 379 new trees would be planted....'*

#### 'Detailed considerations' section

- Paragraph 43 – Following clarification with regard to the number of habitable rooms within

some of the units in the scheme, the table included at para. 43 is updated to read as follows:

	Affordable Housing commitment (habitable rooms)	AH tenure split by unit	%AH family homes (by unit)
College Green site-wide application	19.4%	64% intermediate 36% social rent	50% (123 units)
Crescent House application	30%	100% social rent	19%
Average across both sites	21%	51% social 49% intermediate	42%
College Green Phase 1	9.3%	100% social rent	62% (43 homes)
College Green Phase 2	36.9%	91% intermediate 9% social rent (illustrative scheme)	45% (83 homes) within illustrative scheme

• Paragraph 57 – The second sentence is amended to clarify that the total number of family sized dwellings would be 114 (110 x 3-bed, 4 x 4-bed).

- Paragraph 198 – the final sentence is amended to read as follows: *“However typically these are smaller secondary windows which would not result in any material loss of privacy, and at 15m the relationship is considered acceptable, and no condition is therefore required in relation to obscure glazing.”*
- Paragraph 246 – final sentence is amended to clarify that the road has a 3.9m width, rather than a 4m width.
- Paragraph 305 – the third sentence is amended to read *“In relation to the operational impact of the proposed development on the surrounding area, a qualitative assessment of dispersion was undertaken, relying on local monitoring data and predicted concentrations from the GLA’s LAEI database”*. The conclusion that the impact is predicted to be ‘not significant’ remains unchanged.
- Paragraph 381 – the applicant’s fire consultant has clarified with regard to LFB comments that: *“to align with the recommendations within the newly released BS 9991: 2024 Clause 7.4.1 this scheme shall provide two firefighting shafts for buildings >50m in height. The block’s greater than 50 m are each designed such that two firefighting shafts can be accommodated with no material change to the building layouts. This provision would require the upgrade of the evacuation lift to a firefighting lift and provision of wet rising mains in both firefighting stairs.”*

Additional conditions:

After review of the committee report and further officer feedback since publication of the report, the following conditions are attached:

*’46. In the event that any phase, or part of a phase, of development hereby approved is delayed, a temporary application for a Meanwhile Use on the site shall be submitted for approval by the Local Planning Authority.*

*Reason: In order to make as efficient use of the site as possible, meeting the requirements of Local Plan Policy BE4.*

47. Prior to occupation of the development hereby permitted, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These will include:

- a) At least 1 of each of the following features on the proposed building/site:
  - i) 1 x multi-chamber swift bricks (preferred) or boxes,
  - ii) 1x house sparrow terraces,
  - iii) 1x bat bricks (preferred) or boxes
  - iv) 1 x hedgehog holes in garden fences

The scheme will include full details (type of feature, location, plan and elevation views, height above ground (if applicable) and nearest external lighting (if likely to have an impact)).

Features shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance Policy BGI of the Brent Local Plan

48. Prior to occupation of the development hereby permitted, a Statement of Conformity shall be submitted to and approved in writing by the Local Planning Authority. The Statement of Conformity will include evidence for:

- a) photographs of each habitat/feature installed as per submitted plans.

This condition is to certify that the details for each habitat / green infrastructure/ feature, as approved under Condition 47, are in accord with the submitted information.

Reason: To enhance the biodiversity value of the land in accordance with Policy BGI of the Brent Local Plan.

49. The development shall be implemented in strict accordance with the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) (reference specific documents) or subsequent approved revisions.

- a) No excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.
- b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [5 years] from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans [and details], without the prior written approval of the local planning authority.
- c) Note: in this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars.

**Reason:** To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMP1 and BGI 2.

50. The outline development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s) unless otherwise agreed in writing by the LPA:

Parameter Plans

PL001

PL002

PL003

PL004

PL005

PL006

PL007

Development Specification (June 2024) prepared by DP9

Revised Framework Design Code (Nov 2024) prepared by GRID

Reason: For the avoidance of doubt and in the interests of proper planning.'

Amended conditions

The following amended wording to conditions is also attached:

Condition 25 shall now read as follows:

*'25. Prior to the commencement of each relevant phase of development (excluding site clearance, demolition works and laying of foundations), further details of all external materials (including physical samples of key materials which shall be provided on site for inspection or in another location as agreed, and relevant manufacturers literature) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.*

*Reason: To ensure a high quality development which makes a positive contribution to the character and appearance of the local area.'*

Condition 29 shall now read as follows:

*'29. No development shall commence until details of both soft and hard landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:*

- 1) A statement setting out the design objectives and how these will be delivered over a minimum of a 30-year management plan period.*
- 2) A masterplan illustrating how BNG and UGF fit together including any retained/protected features/habitats, green infrastructure such as green walls, green roofs, SuDs.*
- 3) An updated Biodiversity Net Gain Assessment, covering all on site areas working to the Statutory guidelines.*
- 4) The sizes of each habitat area to be created and how they will be created.*
- 5) Soft landscaping including but not limited to:
  - a. A scaled planting plan showing vegetation to be retained and proposed trees/plants/bulbs including numbers, pot sizes and densities.*
  - b. Written specifications (including cultivations and other operations associated with soil preparation);*
  - c. detail enhancement through planting schemes that provide nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity and larval food plants, through no less than 60% native and local species by number and diversity.*
  - d. Ornamental plants will not include any genera or species on Schedule 9 of the Wildlife and Countryside Act (1981) or the LISI list and should be on the "RHS Plants for Pollinators" lists (or of documented wildlife value), to provide increased resource availability.*
  - e. substrate physico-chemical values / soil sampling analysis for the site to ensure proposed habitat creation is achievable.*
  - f. Water features, including methods of filtration and water supply;*
  - g. Cross-section/build-up of green roofs/bio-solar roofs /living walls (including how access for management will be created and maintained*
  - h. biodiverse roofs on bike / bin storage areas*
  - i. living walls / fences*
  - j. species-rich wildflower lawns*
  - k. rain gardens, planted SuDS, bioswales etc.*
  - l. culinary herb planters, window boxes etc.**
- 6) Hard landscaping features including but not limited to:
  - a. Ground modelling showing both existing and proposed contours/levels;*
  - b. Proposed hardstanding materials, boundary treatments, means of enclosure and retaining structures;*
  - c. Vehicle parking layouts;*
  - d. Details of permeable paving, tree pit design, underground modular systems, sustainable urban drainage systems;*
  - e. Details of equipment and structures, e.g. street furniture, play equipment, storage units, cycle racks, refuse storage, signs;*
  - f. Existing and proposed functional services above and below ground (e.g. drainage, power, communications, shared ducting provision, indicating alignments, levels, access points, supports as relevant, lighting, floodlighting, CCTV;**
- 7) Details of how the community will be engaged in the new landscape through planting days, seasonal activities, guided walks etc.'*

Condition 40 shall read as follows:

'40. Prior to first occupation of the development hereby approved, a revised Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the local planning authority, which details delivery booking procedures, enforcement measures and revised monitoring and review arrangements, as well as targets to avoid peak hour deliveries and using smaller and greener vehicles, including cargo bikes. All delivery and servicing activity shall thereafter be carried out fully in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure that all delivery and servicing activities can be safely accommodated on site without adversely affecting the safety and amenity of residents or other users of the development or conditions on the highway network.'*

Additional Heads of Terms:

After further officer feedback since the publication of the committee report, the following additional heads of terms are attached:

- The submission and approval of Habitat Management & Maintenance Plan (HMMP)*
- Details of surveying and monitoring in relation to Biodiversity Net Gain (BNG)*
- The provision of a community facility (between 500sqm and 1000sqm) under Phase 2 (outline consent)*
- The provision of a nursery facility (between 500sqm and 1000sqm) under Phase 2 (outline consent)*
- A financial contribution of £150,000 in relation to improvements to nearby open spaces which may include improvements to the open spaces themselves, the play facilities within these open spaces and/or improvements to the routes to these spaces from the application site*
- Designation of a permissive pathway for pedestrians and cycle routes through the development*

**Recommendation: Remains to grant consent subject to the additional and amended conditions and heads of terms set out above and in the original committee report, and stage 2 referral to GLA .**

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