

Agenda Item 06

Supplementary Information Planning Committee on 18 December, 2019

Case No.

19/0834

Location	162 Willesden Lane, Kilburn, London, NW6 7PQ
Description	Demolition of existing residential building comprising 10 flats and construction of a part 4-storey and part 5-storey residential block plus basement comprising 18 self-contained flats with associated car parking, cycle storage and landscaping.

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Trees and Landscaping

As set out within the main report, adopted policies seek to address the issue of climate change by ensuring that developments mitigate potential impacts through such measures as minimising CO2 emissions and improving energy efficiency, minimising water consumption and water runoff, and through urban greening.

In relation to the existing and proposed landscaping, it has been acknowledged that notwithstanding the two TPO's trees at the rear of the site, the remainder of the vegetation cover consists of low quality trees. Although not worthy of protection, either individually or as a group, these trees do provide a useful screen and potential wildlife habitat. The development will result in the removal of 20 trees but due to the footprint of the proposed building, only 14 trees can be re-provided within the site.

To ensure that there would be no net loss of trees as a result of the development and in recognition of the Council's climate change policies, the Applicant has agreed to make a financial contribution towards the provision of 6 street trees, to be planted within the vicinity of the development. A contribution of £15,000 (£2500 per tree) will be secured as an obligation within the s106 Agreement and will secure advanced nursery stock trees, maintenance for up to 3 years, and tree pit finishes. Their location will be subject to underground utilities checks.

Planning Conditions

Members are advised that the proposed legal obligation to ensure that the developer is a member of the Considerate Constructors Scheme will now be secured as a planning condition. The Planning Practice Guidance advises that where the same objective can be met using wither a condition or planning obligation, the LPA should use a condition.

Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement with the additional obligation as set outlined above.

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