

Agenda Item 05

Supplementary Information Planning Committee on 22 January, 2020

Case No. 19/2378

Location	Granville Centre, 80 Granville Road, London, NW6 5RA
Description	Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.

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Minor amendments to text within the report

The word 'submitted' was included in paragraph 6 which should not have been. The paragraph should read as follows:

London plan paragraph 2.14 includes South Kilburn as an area for regeneration. The South Kilburn Masterplan SPD has identified the Carlton and Granville Site as one capable of delivering a mix of uses as part of the broader regeneration of the South Kilburn area, which has traditionally suffered from high unemployment rates (p.14 of South Kilburn Masterplan SPD). The community enterprise hub is considered to serve a community appropriate need subject to a management plan securing benefits to the local community in the form of subsidised space for events/meetings, employment, and training opportunities improving community interaction.

The word "no" was omitted in error within paragraphs 45 whilst one incorrect word was used in paragraph 46. These paragraphs, which conclude that there would be no harm to the Conservation Area, should read as follows:

45. The proposals would not significantly impact upon the character or setting of the South Kilburn Conservation Area, with glimpses of the development that may be possible from the Conservation Area not inconsistent with the broader form of development visible in the locality. The proposals are a sufficient distance from any other heritage assets in the locality and not considered to unduly impact upon their setting or significance. Therefore, although visible from the conservation area the impact would be very limited and not have a bearing on the significance of the heritage asset. When considered against the requirements of the NPPF there would be no harm to the Conservation Area.
46. On balance, the proposals overall are considered to preserve the historic character of the buildings and locality. No harm is considered to arise to the Conservation Area. The proposed replacement building would be of an appropriate high quality modern design and the public benefits of 18 affordable homes with high proportion of family homes and improved accessible community facilities are considered to clearly outweigh any impact to the nearby heritage assets.

Additional comment received

Since the publication of the report an additional comment has been received on behalf of Granville Community Kitchen and The Otherwise Club, who also directly emailed their representation to Councillors.

Summary of comments and response

Document Imaged

Comment	Response
No information about change of use in application.	The proposed uses were specified in the description of development and on the plans and sufficient information was included in the submission to demonstrate the scope of the proposed development as assessed in the report.
No evidence workspace is wanted or needed by community.	South Kilburn Masterplan SPD encourages a mixed use of the site, as supported by local referendum. A management plan, secured through condition, would secure long term community benefits. The need for the workspace for the local community has been identified and accordingly reflected within policy the South Kilburn Growth Area policy of the draft local plan (policy BSEGA1) which specifies the "Retention of the Granville Centre enterprise hub...".
Single community and D1 use of the site.	Refer to planning history and principle sections of report.
Application should be withdrawn as information was submitted after end of consultation period.	The proposals have been consulted on, the additional clarification put forward by the developer did not materially alter the proposed development or alter the proposals. Appropriate consultation has been undertaken in accordance with statutory requirements.
South Kilburn Growth area cannot ignore the needs of vulnerable communities.	Refer to principle section of main report.

Online Petition

As of 1pm Tuesday 21/01/2020 the number of signatories to the change.org "Would you like to see Rumi's Cave Continue" online petition stands at 2,217 (increased from 2,199 as reported in consultation section).

Recommendation: Remains approval subject to conditions as set out within the main report.