

Agenda Item 08

Supplementary Information Planning Committee on 18 February, 2020

Case No. 19/3409

Location	1-12E INC and 14A-18B INC The Elms, Nicoll Road, London, NW10 9AA
Description	Creation of 3 self-contained units involving the construction of a 4th floor level with terraces and balustrades above the residential block of flats known as Nos. 1-18B The Elms, Nicoll Road.

Agenda Page Number: 179-202

Minor amendments to text within the report

Typographical errors are present in the Existing section and should read as follows:

The site is situated on a large corner site which fronts Acton Lane to the south and Nicoll Road to the east. The area is predominantly residential in character of 2/3 storey in height. A large Grade II listed church is sited to the east on the opposite side of Nicoll Road and Willesden County Court to the South East.

The site is currently occupied by 1930s, 4 storey block of flats. With amenity and parking areas to the rear of the site.

The site has a Public Transport Accessibility Level of 5 (PTAL 5).

The site is within Air Quality Management Area

Typographical errors are present in the Proposal in Detail section and should read as follows:

The proposal is for the creation of recessed fifth storey providing 3 studio flats on top of the existing 3 storey building. The fourth storey of this development has recently been added under planning ref: 17/4382 creating 9 additional flats.

The proposals would be accessed utilising existing ground floor entrance and stairwells of the existing building.

Each flat would have access to a balcony area. Flats 2 and 3 would be accessed by an open air corridor to the rear. This amendment was encouraged to improve the relationship with neighbouring premises.

There are typographical errors in paragraph 7 which should read as follows:

Overall the proposals are considered to represent sympathetic and modest architecture which would integrate with the existing building well. The well recessed form helps reduce any perceived additional mass or height to an acceptable scale consistent with the objectives of the development plan and design guidance. External materials including hand rail will be required to be submitted by condition for approval.

Recommendation: Grant consent

DocSuppF