

Agenda Item 05

**Supplementary Information
 Planning Committee on 18 February,
 2020**

Case No. 18/4920

Location 1-8 INC Neville House & Neville House Garages, Neville Road, 1-64 INC Winterleys and Seahorse Day Nursery, Albert Road, 113-128 Carlton House and Carlton House Hall, Canterbury Terrace London, NW6

Description Demolition of all existing buildings and erection of a part six, nine, ten and twelve storey building arranged around a courtyard (Western Building) providing 135 residential units including a concierge and residential communal room at ground floor and a part four, five, eight, nine and ten storey L shaped building (Eastern Building) providing 84 residential units. Construction of a basement under the Western Building with a car lift and access from Albert Road. The provision of a pedestrian and cycle shared surface along Neville Road, with associated cycle provision, bin stores, landscaping and ancillary works (Revised Description).

Agenda Page Number: 93 - 138

Relevant Section /Page or Paragraph	Clarification
Amendments since submission (pg 96) Paragraph 47	In addition to amendments listed, Block D (corner of Neville Road & Albert Road) has been reduced by two stories.
Summary of Key Issues – Highways (97)	The 22 homes that would be eligible for parking permits are in the Eastern Block.
Paragraph 37	Christian Hold House does not form part of the regeneration programme. It is not within Phase 6.
Paragraphs 63, 67 & 75	See paragraph below this table.
Viability Page 114, Paragraphs 101-106	<p>To clarify the Local Planning Authority independent review (by BNP Paribas) assumed a Nil Benchmark Land Value for the purpose of the assessment on the basis that the existing use value had not been agreed.</p> <p>The scheme is in deficit even against a nil BLV and demonstrates the lack of viability. BNP Paribas conclude the deficit would take up all of the developer's profit as well - if zero profit and a zero BLV is assumed the scheme is still unviable.</p> <p>The actual benchmark value to be used for the Affordable Housing Review mechanism would need to be agreed prior to the determination of the application and secured within the S106.</p> <p>Nevertheless, officers consider that the maximum reasonable amount of affordable housing will be provided.</p>
Trees, Landscaping & Ecology	A revised Ecological Report was submitted as some elements had not been updated since the previous scheme.

Document Imaged

<p>Paragraph 142, 143 & 146</p>	<p>Paragraph 142, 143 & 146 stated that 47 new trees would be planted and that this falls short of a 4:1 ratio replacement. However, there would in fact with 49 new trees and as such the 4:1 ratio is achieved.</p>
<p>Public Sector Equality Duty</p>	<p>The Public Sector Equality Duty paragraph was missed off on the report but applied to the decision making as below:</p> <p>In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics.</p>

Paragraphs 63, 67 & 75

The analysis of the impact to daylight and sunlight on surrounding properties that was set out within the supporting reports was carried out correctly. However, a summary table was included within the report which contained some incorrect figures in relation to the number of Major Adversely affected rooms. The corrected summary of Annual Probable Sunlight Hours is as follows (the previous figures are shown as crossed out). Officers continue to consider that the range of loss is not so significant it would outweigh the benefits of the proposals and adjoining residents are considered to retain acceptable living conditions on balance.

Address	Rooms Tested	BRE compliant	Minor Adverse	Moderate Adverse	Major Adverse
Walbrook Court	5	5	-	-	-
Falconbrook Court	-	-	-	-	-
George House	98	68	14	3	(3) 13
Swift House	107	40	16	12	(12) 39
Carlton House (41-64,81-96 and 129-136)	89	65	0	1	(1) 23
Christian Holt House	1	1	-	-	-
Peel Site	22	22	-	-	-
Crone Court	-	-	-	-	-
TOTALS	322	201 (62.4%)	30 (9.3%)	16 (5%)	(16 (5%)) 75 (23.3%)

Alterations to conditions:

No. Reason for Amendment	Revised Wording
<p>7. Site Investigation has been completed and accepted by Environmental Health Officer</p>	<p>1. Submission of Remediation Scheme No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p>

Document Imaged

	<p>2. Implementation of Approved Remediation Scheme The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.</p> <p>3. Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.</p> <p>The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with Part 3 of this</p>
<p>19.</p> <p>Revised as CHP is unlikely to be used but is added just in case there is a delay with the (District Energy Network)</p>	<p>Should Combined Heat and Power (CHP) or any combustion plant including gas boilers be installed, the design team should submit a revised Air Quality Assessment. Prior to the commencement of the use of the CHP unit or other combustion plant, details of tests undertaken on the installed unit to demonstrate that the emissions standards have been met shall be submitted to and approved in writing by the Local Planning Authority. The CHP unit and any combustion plant shall thereafter be maintained in such a way as to ensure that these standards continue to be met.</p> <p>Reason: To protect local air quality.</p>
<p>33.</p> <p>No domestic boilers proposed.</p>	<p>Condition Removed.</p>

Recommendation: Continue to grant consent, subject to a stage 2 referral to the GLA and subject to the conditions and s106 heads of terms set out in the committee report and the changes to those obligations as detailed above.

DocSuppF