



Planning Committee Supplementary

Wednesday 11 April 2018 at 7.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
S Choudhary
Colacicco
Daly
Hylton
Maurice
Moher
W Mitchell Murray

Substitute Members

Councillors:

Ahmed, A Choudry, Ezeajughi, Hoda-Benn,
Kabir, Naheerathan, Pitruzzella and Thomas

Councillors

Davidson and Shaw

For further information contact: Joe Kwateng, Governance Officer
020 8937 1354 ; joe.kwateng@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:

democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.00pm in Boardrooms 7 and 8

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also a Prejudicial Interest (i.e. it affects a financial position or relates to determining of any approval, consent, licence, permission, or registration) then (unless an exception at 14(2) of the Members Code applies), after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences**- Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party of trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral ward affected by the decision, the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who employs or has appointed any of these or in whom they have a beneficial interest in a class of securities exceeding the nominal value of £25,000, or any firm in which they are a partner, or any company of which they are a director
- any body of a type described in (a) above.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
3. 1-12 INC, Queens Parade, Willesden Lane, Willesden, London, NW2 5HT (Ref. 17/0322)	Willesden Green	1 - 2
4. 13 Wyndale Avenue London NW9 9PT(Ref. 17/1011)	Fryent	3 - 4

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Agenda Item 03

Supplementary Information

Planning Committee on 11 April, 2018

Case No.

17/0322

Location	1-12 INC, Queens Parade, Willesden Lane, Willesden, London, NW2 5HT
Description	Demolition of existing retail units and erection of part-six, part-seven, part-eight storey building, comprising 117 student residential accommodation units (Use class Sui Generis) on the upper floors, ground floor retail floorspace of 324.5sqm providing 5 commercial units (Use class A1) and entrance lobby for the student accommodation, and use of basement level to provide retail warehouse floorspace of 226.5sqm (ancillary to A1) along with cycle parking, bin stores, laundry and plant room ancillary to the student accommodation, with associated enhancements to the public realm at street level

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Amended information submitted by applicant

It was set out within the Header to the committee report that the applicant has specified the intention to make changes to the proposal and to provide additional information to address the concerns raised by members at the previous Planning Committee meeting.

Drawings and details have been submitted which show the changes that the applicant would like to make and the information that would be provided.

This includes:

- A reduction in the size and height (by one storey) of the lower wing of the proposed building (which is situated opposite the windows of adjoining residential dwellings discussed within the header to the committee report). This would result in this wing being situated below the 30° line drawn from the neighbouring windows on Electric House (as set out within Brent SPG1). The applicant has specified that the BRE daylight/sunlight assessment is to be updated to take account of these changes, and full revisions to the drawings would be made.
- Alterations to the basement of the development to accommodate a lounge, study room and gym facilities for the students within the building. This area would replace 226 sq.m of warehouse storage space that was previously proposed.
- A draft servicing plan has been submitted which includes detail of:
 - A Daily Deliveries Servicing Plan;
 - A Servicing Plan for Student arrivals and departures;
 - A Plan of Willesden Lane showing existing situation; and
 - Swept Path Analysis - Bus Passing and Accessing Bus Stop.

These amendments are considered to make a material change to the application and provide a reasonable degree of change, reducing the level of impact experienced by adjoining residents, improving the standard of accommodation for students and providing reassurance regarding the robustness of the servicing arrangements and implications for highway flow and safety.

It is considered that there is significant merit in allowing the full consideration of these proposed changes and it is recommended that the application is deferred to a later planning committee meeting to allow this to happen. The full detail of these changes would need to be worked up by the applicant and submitted to the Council, including the revised upper floor plans, elevations, sections and daylight/sunlight assessment. Neighbouring residents would then be given the opportunity to view and consider the revised scheme through a further period of consultation. Following this, and the full assessment of the revised details by officers, the application would be reported to the planning committee for determination.

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Recommendation: That application is deferred to allow the receipt and reconsideration of the additional information and a further period of public consultation.

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Agenda Item 04

**Supplementary Information
 Planning Committee on 11 April, 2018**

Case No. 17/1011

Location 13 Wyndale Avenue, London, NW9 9PT
 Description Erection of a two storey side extension with associated alterations to roof to replace gabled roof to main house with a hipped roof and reduction in size of rear dormer window, a single storey side/ rear extension, a front porch and the conversion of dwellinghouse into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated cycle parking spaces, bin stores, amenity space (revised description).

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Members have requested that further detail regarding some of the objections that have been summarised in the main report.

An expanded summary of those objections is as follows:

Issues raised	Paragraph of main report
<p>Parking</p> <ul style="list-style-type: none"> • The likely level of parking (objectors expect this to be between 2 and 6 cars) can't be accommodated on the site and will result in over-spill parking within a narrow road, where cars already have to park over the kerb and footway on both sides; • Road is already congested with commuter parking; • Contractors of the property owners and building suppliers park their vehicles outside 22 and 24, resulting in raised ironworks and subsidence and damage to the pavement; • Site has low public transport access; 	<p>Para 24-28 The proposal accords with the Council's parking standards</p>
<p>Character of property, street and area</p> <ul style="list-style-type: none"> • This is a quiet road consisting of family housing, and is currently a peaceful and tranquil environment; • No other property has been converted to flats; • Extensions aren't considered to comply with SPG5; • Concerns regarding the design and appearance of the extensions and alterations to the building; • Limited space in the frontage for the additional bins and bicycles; • Concern that the proposal fails a number of design standards relating to the quality of accommodation; 	<p>Principle of conversion: para 14-16 The Council's policies relating to flat conversions do not consider the number of conversions in a street.</p> <p>Design and compliance with SPD2 (replacement for SPG5): para 2-6 Quality of accommodation: para 17-23</p>
<p>Other</p> <ul style="list-style-type: none"> • The proposal will affect property prices; • They didn't object to previous extensions as they were informed it was for family occupation; • The approval of this proposal could result in other houses being converted into flats; 	<p>Effects on property prices (either positive or negative) cannot be considered in a planning application. Whether or not objections were submitted for a previous proposal also cannot. Each application must be considered on its own merit and the granting of permission for this flat conversion would not create a precedent for</p>

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	another.
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These matters have been discussed in the main committee report.

Recommendation: Remains approval subject to conditions

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