



Planning Committee Supplementary

Wednesday 15 August 2018 at 6.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Denselow (Chair)
Johnson (Vice-Chair)
Chappell
Colacicco
Hylton
Lo
Maurice
Sangani

Substitute Members

Councillors:

Abdi, Ahmed, S Butt, Dar, Ethapemi, Kabir,
W Mitchell Murray and Patterson

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Governance Officer
0208 937 1354; joe.kwateng@brent.gov.uk

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing will take place at 5.00pm in Boardrooms 7 and 8

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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 significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then 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 of 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 or 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 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 is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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5. 1-7, 9, 11 & 11A Elm Road, Wembley, HA9 7JA (Ref. 18/1592)	Wembley Central	9 - 10
7. 1A Dyne Road, London, NW6 7XG (Ref. 17/2068)	Kilburn	11 - 12
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LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 18 July 2018 at 6.00 pm

PRESENT: Councillors Denselow (Chair), Johnson (Vice-Chair), Chappell, Colacicco, Hylton, Lo, Maurice and Sangani

1. **Declarations of interests**

None.

2. **18/0321 Former Northfield Industrial Estate & units 2-18 Beresford Avenue & Abbey Works Estate, Wycombe Road, Wembley, HA0 & Ace Corner & Capital House, North Circular Road, London, NW10**

PROPOSAL: Hybrid planning application for the redevelopment of Northfield industrial estate:

Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings ranging from 35.75m AOD to 111.95m AOD in height, with a total floorspace (GEA) of up to 309,400 sq m (excluding basement up to 42,000 sq m GEA) to accommodate 2,900 homes (Use Class C3), business and storage and distribution (Use Classes B1a, B1c and B8), commercial (Use Classes A1, A2, A3, A4 and A5), community and leisure (Use Classes D1 and D2) including community centre and nursery, new basement level including energy centre, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure.

Full planning permission for demolition of existing buildings and structures on the site, all site preparation works and the development of Phase 1 (Buildings A, B, C and D ranging from 1 to 14 storey in height) to comprise 400 homes (Use Class C3); 910 sq m (GEA) of business floorspace Use Class B1a); 1,290 sq m (GEA) of commercial floorspace (Use Classes A1, A2, A3, A4 and A5); and 1,610 sq m (GEA) of community and leisure floorspace (Use Classes D1 and D2), including a community centre and nursery; together with new basement level including energy centre, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure

RECOMMENDATION: That the Committee resolve the GRANT planning permission subject to:

Any direction by the London Mayor pursuant to the Mayor of London Order

Any direction by the Secretary of State pursuant to the Consultation Direction

The prior completion of a legal agreement to secure the obligations set out within the report.

That the Head of Planning be granted delegated authority to negotiate the legal agreement indicated in the report.

That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure matters set out within the report.

That the Head of Planning be granted delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the Committee not that such change(s) could reasonably have led to a different decision having been reached by the Committee.

If the legal agreement has not been completed prior to the target determination date of this application the Head of Planning be granted delegated authority to refuse planning permission.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planning of trees as required by Section 197 of the Town and Country Planning Act 1990

Mr Colin Leadbeatter (Principal Planning Officer) introduced the application and answered members' questions. He focussed on the detailed application for phase 1. He referenced the supplementary report which set out amendments to factual wording in the main report, the proposed tenure of the dwelling units and clarified a number of points raised by Members during the pre-application briefing including a community centre, employment, fire safety and service charges.

Mr George Tilotson (Divisional land Director) and Ms Claire Hammond (Development Director) addressed the Committee on behalf of the applicants and responded to Members' questions. Mr Tilotson informed the Committee that phase 1 of the scheme was scheduled for completion by 2022 and would provide a total of 400 homes, total affordable of 114 homes (29%) and would deliver a community centre and a range of facilities including nursery, restaurant, café and car parking and amenity spaces. The proposed development would deliver affordable housing total of 35% and generate around 650 jobs, with a target 20% from local residents under the Employment and Training Plan.

Members then had an extensive discussion on the scheme after which they sought clarifications on the pertinent issues of the scheme and to which Mr Leadbeatter responded as set out below.

He informed the Committee that the applicant had confirmed that the Northfields Community Centre would be run as an independent Local Development Trust which would work in close partnership with the Council, private businesses and other community groups. He clarified that the proposed management strategy would involve the establishment of two Boards; a shadow board responsible for setting the overall strategic direction of the community centre and an active board, made up of key members from the existing community and new residents who will be responsible for the strategic vision set by the shadow board. A community centre manager will be employed who will source volunteers, work with the active board to identify revenue generating uses for the various rooms in the community centre.

On employment, Mr Leadbeatter informed members that based on all of the employment generating floorspace proposed (employment, retail and community/leisure uses), the applicants proposals were expected to generate up to 650 jobs. The vast majority of these jobs were expected to be generated by the employment floorspace, principally The Generator and Building L. In addition, the S106 Agreement will require St George to prepare an Operational Employment and Training Plan that will include a target to employ 20% local people (from the Borough) during the operational phase. Members noted that around 500 jobs per year were expected to be created by the construction works covering a range of construction skills.

In respect of fire safety, he advised that the applicants had confirmed their discussions with Brent Building Control and London Fire Brigade from a very early stage in the design process. A Fire Strategy (prepared by MSA), for the planning application had demonstrated that the proposal would accord with Draft London Plan Policy D11. He continued that the applicants had confirmed that the Fire Strategy had been developed with particular reference to current legislation, regulation and guidance, drawing members' attention to the summary of some of the key measures that would be implemented to provide a robust fire strategy.

Mr Leadbeatter explained that a detailed waste strategy for the outline component would be designed as each Reserved Matters Application came forward. Additionally, a condition was proposed which would require each detailed waste management strategy to be prepared in line with LB Brent policy on waste management unless otherwise agreed in writing with the LPA.

Members were informed that service charge estimates would be provided at the point of sale to give greater certainty to prospective purchasers (as required by the Consumer Code for Home builders) and the applicants have confirmed that they have already started to review what these service charge levels would be. The applicants had also confirmed that Estate Managers would be employed to liaise with managing agents to facilitate good working relationships.

DECISION: Granted planning permission as recommended.
(Voting on the recommendation for approval was unanimous)

3. Any Other Urgent Business

None.

The meeting closed at 7.25 pm

COUNCILLOR J. DENSELOW
Chair

Agenda Item 03

Supplementary Information Planning Committee on 15 August, 2018

Case No. 18/0284

Location Transputec House, 19 Heather Park Drive, Wembley, HA0 1SS
Description Demolition of office building and erection of 2 five storey residential blocks comprising 36 self-contained flats with provision for cycle and refuse storage (14 x 1 bed, 14 x 2 bed and 8 x 3 bed), lower ground floor car parking, associated amenity space, landscaping and installation of new vehicular access

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Consultation

Under 'Public Consultation', references to paragraph numbers in the table of objections were incorrect and have been updated as follows:

Comment	Officer response
Five storey buildings will block light from properties opposite	See paragraph 13, 'Relationship with neighbouring properties'
Tower blocks will make essentially residential street ugly, redevelopment should take same form as existing housing nearby	See paragraphs 5-10, 'Design, scale and appearance'
Parking provision is inadequate as national statistics suggest a 28% increase in car ownership between 2011 and 2016, with the average number of cars being 1.2 per household.	See paragraph 43, 'Transportation'

Transportation considerations

Members have queried the operation of the car stacker system discussed in paragraph 45. This would be located in a sub-basement area under the central podium amenity space, with one car stacked on top of another. The agent has provided indicative product details which demonstrates that the type of system proposed requires between 2.2m and 2.35m height clearance from the main parking level, and the proposed height clearance is shown on the plans as being 2.4m. Consequently officers are satisfied that the headroom shown is adequate for the type of stacker system proposed.

Highway officers also note that the system relies on gates across the front of the parking spaces, as a safety mechanism to prevent persons or vehicles from falling down the void to the lower level. The gates would not be provided as part of the stacker system proposed and would need to be specified separately, and this provides some flexibility to propose a solution appropriate to the particular constraints of the site. The agent proposes to use an automated rising gate system which can be accommodated within the space provided, and further details of this would be required as part of the condition requiring details of the stacker system.

Officers have also considered the potential impact on on-street parking demand in the event that the installation of the stacker system as proposed proves not to be feasible. The proposed parking provision is discussed in paragraph 42, which notes that 18 spaces would be provided on-site, including 14 in the sub-basement parking area of which 12 would rely upon the stacker system, whilst a further 12 spaces would be available on-street along the site frontage. The total of 30 parking spaces would represent 75% of the

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Ref: 18/0284 Page 1 of 2*

maximum parking allowance for a development of this size, which is considered acceptable in terms of Policy DMP12.

However, officers' assessment of forecast parking demand for this scheme did not take into account the provision of 50% affordable housing. The affordable housing impacts on the forecast parking demand such that highway officers consider that a total of 24 spaces would be adequate and that, as Heather Park Drive is not noted as being heavily parked, a small amount of overspill parking further along the street could be accommodated without raising concerns on highway grounds. These could be provided as 12 spaces along the road frontage and 12 spaces on-site including 8 in the sub-basement area, which could be provided without the use of a stacker system. Consequently, officers are satisfied that the scheme could be delivered without installing the stacker system if necessary and that this is unlikely to have an adverse impact on the highway network.

**Recommendation: Remains to approve subject to conditions and a signed s106 agreement.
Condition 12 to be amended as follows (additional text in *italics*):**

"Prior to development (except demolition and site clearance) commencing, further details of the proposed parking provision shall be submitted to and approved by the local planning authority. Such details shall include:

- active provision of electric vehicle charging points to serve four parking spaces, and passive provision of the necessary infrastructure to facilitate charging points to serve an additional four spaces;
- details of the operation of the vehicle stacking system to demonstrate that sufficient headroom would be provided to allow the upper and lower levels to be accessed independently, *and that adequate fall prevention measures such as a rising gate mechanism would be installed as part of the system;*
- details of the gradients of transition ramps;
- details of a lighting scheme for the car park including lighting fixtures, luminance levels/spillage diagrams and details of any automatic timers or sensors
- details of a means to control access at the top of the ramp.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure adequate safe parking provision and to facilitate the use of low emission vehicles."

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Agenda Item 04

Supplementary Information Planning Committee on 15 August, 2018

Case No. 18/0752

Location	All Units at Afrex House, Beresford Avenue, Wembley, HA0 1NX
Description	Demolition of existing buildings at Afrex House, and redevelopment to provide a residential development of 3-5 storeys for 31 residential units (9 x 1bed, 18 x 2 bed, 4 x 3 bed), creation of public realm and alterations, landscaped amenity space, car and cycle parking and all associated works.

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Amendments to floor plans

Minor amendments have been made to the ground to fourth floor plans. These show very slight changes to the position of a few windows and insertion of windows along the elevation facing the canal and Grand Union Canal Walk. The amendments to the plan are minor to accurately reflect the submitted elevations and do not material alter the scheme to warrant public re-consultation. In light of these changes, it is recommended that condition 2 is updated to alter the following plan numbers (change in italic):

00-DR-A-3_03-001 Rev D0-2 "Proposed Ground Floor Plan"
01-DR-A-3_03-001 Rev D0-2 "Proposed First Floor Plan"
02-DR-A-3_03-001 Rev D0-2 "Proposed Second Floor Plan"
03-DR-A-3_03-001 Rev D0-2 "Proposed Third Floor Plan"
04-DR-A-3_03-001 Rev D0-2 "Proposed Fourth Floor Plan"

The Design and Access Statement was also updated to reflect the changes within the floor plans. The updated Design and Access Statement should read as follows:

Design and Access Statement (Rev D0-2), prepared by Broadway Malyan, submitted 14th February 2018

Correction to plan numbers (condition 2)

The following minor changes are required to condition 2. These essentially relate to missing wording on the plans or not included on the list of supporting documents

Flood Risk and *Drainage Assessment*, Prepared By Roger Cory Partnership, dated August 2016
Proposed Section A and B: *ZZ-DR-A-3_04-001 Rev D0-1*
Proposed Section C: *ZZ-DR-A-3_04-002 Rev D0-1*
Proposed Roof Plan: *05-DR-A-3_03-001 Rev D0-1*

Supporting documents:

Soft Landscape Specification document, prepared by ACD
Travel Plan, prepared by Phil Jones Associates, dated February 2018

Recommendation: Remains approval subject to conditions as set out within the main committee report and minor changes to condition 2 as set out above, and completion of satisfactory Section 106 Agreement.

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Agenda Item 05

Supplementary Information Planning Committee on 15 August, 2018

Case No. 18/1592

Location	1-7, 9, 11 & 11A Elm Road, Wembley, HA9 7JA
Description	Demolition of existing hotel buildings and erection of a part 3, part 4 and part 5 storey 226 bed aparthotel plus basement accommodation comprising guestrooms and ancillary facilities within a 5-storey basement (situated below the part-basement lower ground floor), together with soft and hard landscaping, servicing, cycle storage and refuse and recycling facilities

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Additional representations

On 07/08/2018, 30 letters of support for the proposal were received by the Council. The letters were received from different businesses in and around the local Wembley Town Centre area focussed along the High Road.

On 13/08/2018, an additional 19 letters of support for the proposal were received by the Council. The letters were again from different businesses in and around Wembley High Road and expressed general support for the development.

Corrections to information in the committee report

The committee is advised that the sentence in paragraph 27 stating: "None of the accessible bedrooms are to be subterranean or duplex in design and will all be contained within the Ground and above floors" is incorrect. This revised proposal includes the provision of 12 accessible guest rooms within levels 1 to 4 of the basement.

Correction to the wording of condition 4 (use class designation)

The reference to gym/swimming pool/changing facilities is proposed to be removed from the condition as this is only relevant to the previously approved scheme.

Review of landscaping plan/change to condition 19

The applicant's landscaping plan (J180161-GC-L-DR-2 Rev B), identifying specific planting proposals for the lightwell railings fronting the street as well as the internal courtyard at the base of the central lightwell. The details of the plan are considered to be acceptable and condition 19 will therefore be amended accordingly to require compliance with the landscaping proposal, rather than submission of a landscaping proposal.

Review of external lighting strategy/change to condition 20

The applicant's lighting strategy, submitted with the application, is being reviewed by Brent's highways and environmental health officers for acceptability. The strategy identifies lighting features to be a cold light frame between the two different materials along the facade, warm white light projection frames around the brick windows, downlighters onto the hotel's entrance and uplights onto the hotel sign above the entrance. An informative reminds the applicant that the hotel sign will require separate advertisement consent.

Based on the response of Environmental Health and Highways officers to the lighting proposal, condition 20 will be updated to either require amended details (if the current details are unacceptable) or to secure the submitted details for implementation (if current are acceptable).

Recommendation: Remains approval subject to conditions and s106 obligations, including the removal of recommended condition 4 and revisions to conditions 19 and 20 as discussed above.

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Agenda Item 07

Supplementary Information Planning Committee on 15 August, 2018

Case No. 17/2068

Location	1A Dyne Road, London, NW6 7XG
Description	Conversion of the existing music school to 21 self-contained flats (5 x 3 bed, 11 x 2 bed and 5 x 1 bed) (Use class C3); including additional floor at roof level; four storey side extension; associated external alterations, plant room and provision for cycle parking and bin stores

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Paragraph 2.4 (page 136) specifies that all flats would be multi-aspect or south facing. However, this is not correct as four flats (Flats 05, 10, 15 and 19) have a single aspect that is close to North. However these four flats still experience a good level of amenity in all other aspects. It is considered that overall the internal living spaces would receive good levels natural light, outlook and ventilation, and that a good standard of accommodation is provided within these units.

Recommendation: Remains resolve to grant planning permission subject to conditions and the completion of a satisfactory Section 106 or other legal agreement, and delegate authority to the Head of Area Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement.

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Agenda Item 08

Supplementary Information Planning Committee on 15 August, 2018

Case No. 18/0236

Location	Thanet Lodge, Mapesbury Road, London, NW2 4JA
Description	Erection of a 3 storey 6-bedroom dwellinghouse plus basement level and lightwells to the north of Thanet Lodge including pedestrian access from Mapesbury Road

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An additional drawing has been received which shows the full front elevation as proposed which excludes the trees for the sake of clarity regarding the proposal. No changes to the proposed development are incorporated in that additional drawing.

It is recommended that condition 2 (approved drawings and plans) is amended to include the reference to this drawing, 1721/TP06, received 13/8/18.

Recommendation: Remains approval subject to conditions.

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