



## Planning Committee - Supplementary

**Wednesday 12 September 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  
joe.kwateng@brent.gov.uk; 020 8937 1354

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**[democracy.brent.gov.uk](http://democracy.brent.gov.uk)**

**The press and public are welcome to attend this meeting**

**Members' briefing will take place at 5.00pm in Boardroom 2**

**Please note this meeting will be recorded/filmed for live broadcast on the Council's website. By entering the meeting room you will be deemed to have consented to the possibility of being filmed and to the possible use of those images and sound recordings for webcasting.**

## **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

<b>ITEM</b>	<b>WARD</b>	<b>PAGE</b>
3. Zone C, Olympic Way & Perimeter Way, Wembley, HA9	Tokington	1 - 2
4. 67 Medway Gardens HA0 2RJ (Ref. 18/1597)	Sudbury	3 - 4
5. Willesden Green Garage, St Pauls Avenue, NW2 5TG (Ref. 17/5291)	Willesden Green	5 - 6
6. 57 Cricklewood Broadway, London NW2 (Ref. 17/5292)	Mapesbury	7 - 8

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## Agenda Item 03

### Supplementary Information

**Planning Committee on 12 September, 2018**

Case No.

18/0973

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Location	Zone C, Olympic Way & Perimeter Way, Wembley, HA9
Description	Full planning permission for the demolition of the existing 'Pedway' ramp structure to the front of Wembley Stadium and the construction of a set of steps (with associated lighting) to connect ground level to Wembley Stadium Landing Level (concourse); and use of the void created beneath the proposed steps as secure storage for estate maintenance equipment; the reconfiguration of an existing unadopted estate road (Perimeter Way) to create two new roads either side of the steps connecting to Engineers Way; the use of land beneath the steps bridge as temporary event space; a revised vehicular access to Plot W03 immediately west of the application site and public realm works comprising the installation of hard landscaping, street trees, lighting columns that can incorporate advertising banners, street furniture, underground water attenuation measures, services, tree pits and other associated works.

#### Agenda item 3, Page Number 15 - 36

#### Wembley National Stadium Ltd (WNSL) formal response

Following publication of the committee report and agenda, a formal response has been received from Wembley National Stadium Ltd (WNSL). This has been submitted following ongoing discussions between WNSL and Brent Council. The letter sets out that WNSL's support for the proposals is conditional upon a number of matters being addressed by planning conditions within any planning permission granted. The majority of the matters raised by WNSL are captured within the proposed conditions. However, the matters raised which are not directly reflected in the proposed conditions are discussed below:

- 1 As a slight variation to the trigger points requested by WNSL, a piling phasing and logistics plan would be required prior to piling taking place (condition 8) and a separate construction phasing and logistics plan would be required prior to the demolition of the Pedway and/or construction of the steps (condition 14). This would allow the developers sufficient time to finalise their demolition and construction schedule after early works/piling have commenced.
- 2 WNSL request a condition requiring the submission of a 'phased milestone plan' including 'test events'. However, it is considered that these points will be appropriately covered within the above mentioned phasing and logistics plans.
- 3 It is considered most appropriate to refer to test events within informative 1 which informs the applicants that the scheme must comply with the guidance contained within the "Green Guide" and other relevant legislation and states that test events using the new steps arrangement should be organised to allow assessment in relation to that guidance and legislation.
- 4 WNSL request that an Interim Highways Management Plan is required for bowl events occurring at the Stadium after the removal of the Pedway but prior to the completion of the North End Road re-connection and the implementation of 2-way working (a two-way system for some of the roads in the area to the east of the Stadium).

Officers consider that the condition originally proposed, which only referred to the North End Road re-connection, should be amended to refer to the two-way working arrangements as well, given that different future scenarios are possible.

Officers therefore consider that the wording of condition 15 should be amended as shown below:

'Prior to the commencement of the demolition of the Pedway, a Framework Stadium Event Day Travel and Highways Management Plan shall be submitted to and approved by the Local Planning Authority in consultation with Wembley National Stadium Limited / The FA / their successors or any future owner of Wembley Stadium. This shall relate to all events occurring post Pedway removal but relating to the following

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Ref: 18/0973 Page 1 of 2*

circumstances:

- a. The period before either the North End Road re-connection or two-way working on South Way between VDC Careys and Great Central Way, First Way, Fifth Way, Fourth Way has been completed
- b. Once the North End Road re-connection has been completed but prior to the completion of two-way working on South Way between VDC Careys and Great Central Way, First Way, Fifth Way, Fourth Way
- c. Once two-way working on South Way between VDC Careys and Great Central Way, First Way, Fifth Way, Fourth Way has been completed but prior to the completion of the North End Road re-connection

All recommended signage, traffic signal timing adjustments, bus service diversions and other measures identified in the Plan shall be installed/undertaken at the developer's expense to a timescale agreed in writing by the Local Planning Authority.

Reason: In the interest of highway and pedestrian flow and safety.'

#### **Letter from Hilton Hotel**

Following publication of the committee report and agenda, it came to light that a letter received from the Hilton Hotel had not been formally recorded within the committee report. This letter requests that signage for local hotel facilities, LDO etc should be installed at the base of the Steps to prevent confusion/pedestrian blockages. A condition is proposed requiring the submission and approval of a Wayfinding Strategy which would deal with the above matter.

The letter also requests that the Hilton Hotel is included in the Site Environmental Plan and is consulted on Dust/ Dirt/Noise and disruption. A 'Site Management Plan' has been submitted which deals with potential environmental impacts of the proposed works and sets out mitigation measures which would minimise the impact of the proposed works on all neighbouring residents and occupiers, including the Hilton Hotel. A condition is proposed requiring that the development is carried out in accordance with this plan.

#### **Recommendation:**

Remains approval subject to the conditions set out in the Committee report, with an amendment to the wording of condition 15 as set out above.

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## Agenda Item 04

### **Supplementary Information Planning Committee on 12 September, 2018**

Case No.

18/1597

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Location	67 Medway Gardens, Wembley, HA0 2RJ
Description	Erection of a first floor side extension and part two storey rear extension, loft conversion with hip to gable conversion, rear dormer, subdivision of the rear garden, 1No. front rooflight and new window to front elevation to facilitate the conversion of a single family dwelling into two self contained flats (1 x 2 bed and 1x 3 bed) (Amended description 30.07.18)

**Agenda Page Number: 37**

#### **Consultations**

One neighbour objection was received on 26 July 2018 but was not logged correctly on the Council's systems. However the issues raised have been included in the summary of objections and have been taken into account in the preparation of the committee report. The neighbour concerned was reconsulted on the revised plans on 31 July 2018 but did not object again. They have been notified of the committee meeting.

The issues raised are:

- loss of family house;
- parking pressure;
- will set a precedent for other applications;
- objections to previous application;
- developer profit motivation (officer note: this is not a material planning consideration).

One further neighbour objection was received on 11 September 2018. The issues raised have already been included in the summary of objections and have been taken into account in the preparation of the committee report. The neighbour concerned has not been notified of the committee meeting due to the lateness of the comment. The issues raised are:

- loss of family house, will alter character of the area;
- will increase parking pressure on the street.

These bring the total number of objections to 12. All matters raised in the objections have been considered and are discussed in the committee report.

**Recommendation: Remains to approve subject to conditions**

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## Agenda Item 05

### Supplementary Information Planning Committee on 12 September, 2018

Case No. 17/5291

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Location	Willesden Green Garage, St Pauls Avenue, London, NW2 5TG
Description	Demolition of MOT garage and erection of a part seven-storey and part four storey building with basement level to provide 70 self-contained flats (35 x 1 bed, 22 x 2 bed and 13 x 3 bed) with ground, third and fourth floor amenity spaces and ground floor play area, provision of basement car parking, cycle and refuse storage, alterations to vehicular accesses and associated landscaping

#### Agenda Page Number: 53

A condition was referred to in paragraph 40 of the committee report but this was not listed in the draft conditions. The wording of the condition is as follows:

*Prior to the commencement of above ground works further details of mitigation measures to reduce overheating to units 0.2GF, 08.GF and 05, such as the provision of larger openable windows or improving the building fabric, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the developments and maintained as such for the lifetime of the development.*

*Reason: To ensure a satisfactory standard of accommodation for future residents and the comply with the requirements of DMP1.*

**Recommendation: Remains approval subject to conditions and section 106 legal agreement.**

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## Agenda Item 06

### Supplementary Information Planning Committee on 12 September, 2018

Case No. 17/5292

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Location	57 Cricklewood Broadway, London, NW2 3JX
Description	Change of use from hotel (Class C1) to 9 x self-contained flats (1 x 3 bed, 4 x 2 bed and 4 x 1 bed) (Class C3) with retention of public house (Class A4); three storey rear extension.

#### Agenda Page Number: 87-104

A further objection regarding to the recent use of the bar and its viability has since been received by Officers (on the 10th September 2018). The objection raised a number of issues already discussed within the main report, including:

- That the bar has been open to the public more recently
- That the owners not accepting offers to lease the pub
- The loss of the beer garden and kitchen
- Noise impact on the adjoining flats

It is quite possible (if not likely) that the bar has been open to the public - at least sporadically - until very recently. Moreover, there are sporadic responses on websites such as Trip Advisor from users of the hotel complaining about the bar being noisy, closed to the public and only open for private functions. However, as discussed in the committee report, the internal space for the pub is being retained within the site and a change of use is not proposed for the public house.

The loss of the beer garden has been discussed within the main committee report, as has the potential for noise and disturbance of adjoining flats (together with the past disturbances associated with the use of the beer garden).

**Recommendation: Remains resolve to grant planning permission subject to conditions as set out in the committee report.**

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