



## Planning Committee – Supplementary Agenda

**Wednesday 13 February 2019 at 6.00 pm**  
Conference Hall - Brent Civic Centre, Engineers Way,  
Wembley, HA9 0FJ

### Membership:

#### Members

Councillors:

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

#### Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo,  
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 Boardrooms 7 and 8**

**Please note this meeting will be 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.**

# Agenda

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<b>APPLICATIONS FOR DECISION</b>			
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5.	18/2984 6 & 6A Coombe Road, NW10 0EB	Welsh Harp	114 - 115

**Date of the next meeting:            Tuesday 12 March 2019**



Please remember to switch your mobile phone to silent during the meeting.

- The Conference Hall is accessible by lift and seats will be provided for members of the public on a first come first served principle.

## Agenda Item 03

### Supplementary Information Planning Committee on 13 February, 2019

Case No. 15/5564

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Location	Trinity House, Heather Park Drive, Wembley, HA0 1SU
Description	Demolition of the existing office building Trinity House and to construct 50 residential units (11x 1-bed , 25 x 2-bed 14 x 3-bed ), together with 16 onsite car parking spaces, landscaping and amenity space (amended description)

#### Agenda Page Number:9-28

Following the publication of the report, an additional objection has been received, raising the following points:

- Heather Park is a narrow road and suffers from parking problems
- More residents means more parking
- Works are about to start on a large scheme on Beresford Avenue
- Development should take into account the capacity of the area

With regard to parking capacity and access along Heather Park Drive, officers would refer Members to p11 of the report. The proposed scheme satisfies the maximum adopted parking standards, and it has been demonstrated that there is sufficient on-street capacity to accommodate overspill parking.

it is unclear which scheme on Beresford Avenue is being referred to but officers consider that this reference is likely to relate to the Northfields Development. This scheme was issued planning permission in September 2018 with works commencing on Phase 1 (circa 400 units) in Spring 2019. The impacts of this development was fully assessed with regards to potential highways impacts with a range of mitigation secured, such as the introduction of a CPZ.

Each development proposal is assessed against a range of material planning considerations, with density levels (capacity) one consideration amongst many which officers must weigh in determining whether a scheme is acceptable. The proposed scheme, as set out in the report, is considered to be acceptable having regard to all relevant planning considerations.

#### Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement

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Agenda Item 04

**Supplementary Information  
 Planning Committee on 13 February,  
 2019**

Case No. 17/5291

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: 41-78**

An additional letter of objection has been received following the publication of the committee report, citing the following concerns:

Objection	Response
The site should be redeveloped for housing, but the under-use of the site does not justify failure to conform with policies and regulations	policy compliance discussed throughout the main report
An “appropriate” development would reflect the height and density of the mansions opposite, with 4-5 storeys, leaving Kingsley Court to dominate	See paragraphs 19-22 of the main report
The proposed building is taller, broader and bulkier than the surrounding buildings, reducing Kingsley court from a landmark and changing the character of the area	See paragraphs 19-22 of the main report
The proposal does not reflect the frontage building line from Kingsley court to the St Pauls Avenue terraces, and the Park Avenue frontage reflects the narrowest part of Kingsley Court	See paragraphs 19-22 of the main report. The proposed building reflects the building line of the adjoining terraces where adjoining, stepping forward as it approaches the junction.]
Development is not in keeping with this junction and area’s suburban feel, and growth should start from the High Street and not the suburban locations	See paragraphs 19-22 of the main report
The proportion of family sized and Affordable homes is below the Council’s target	See paragraphs 7-14 of the main report]
The density is over the London Plan range	See paragraphs 15-18 of the main report
There is limited visitor parking nearby	Parking is discussed in paragraphs 43-44 of the main report. Pay and display (visitor) parking bays are provided in various locations where CPZs are present within the borough.
The storage tanks will be a benefit in relation to flooding, but the proposal would increase the amount of wastewater	See paragraphs 56-59 of the main report

An image has been provided within this objection showing a view from the northern footway of St Pauls Avenue which the objector has said is based on the original application, with only the southern façade of Kingsley Court visible. It should be noted that this has been provided by the objector and not the applicant, and has not been verified by the applicant. The revised scheme was set further back from the footway than the original scheme. The corner and eastern façade of Kingsley Court will be visible from some locations on the northern St Pauls Avenue footway but obscured as one moves further east (towards Walm Lane). The impact to the heritage asset was discussed in paragraphs 19 to 22 of the main report.

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

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## Agenda Item 05

### Supplementary Information Planning Committee on 13 February, 2019

Case No. 18/2984

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Location 6 & 6A Coombe Road, London, NW10 0EB  
Description Demolition of the existing buildings and redevelopment of the site comprising the erection of a part three, five and six storey building providing 727 sqm of flexible employment workspace (Use Class B1), 42 self-contained flats (17 x 1bed, 14 x 2bed and 11 x 3bed) with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated development.

**Agenda Page Number: 79 - 110**

#### Points of clarification and minor corrections

'Monitoring Residential Breakdown' (table, top of p7): this is based on the number and mix of units originally proposed, and should read as follows:

	1bed	2bed	3bed	Total
Flats - market	11	8	8	27
Flats - intermediate	3	1	0	4
Flats - affordable rented	3	5	3	11

'Principle of Development' (paragraph 6): the applicant has provided further information on the two existing tenancies on site. The existing tenants are on monthly rolling contracts at a discounted rate, and have been on notice for over four years that the lease would expire in 2018 / 2019 and would not be renewed. Both tenants were offered an opportunity to take over the freehold but have declined to do so. Both tenants have provided written confirmation of their intention to relocate in early 2019 and that the applicant has been working with them to allow them the necessary time to do so. Your officers remain of the opinion that the relocation of the existing businesses is acceptable in this instance.

'Design, Scale and Appearance' (paragraph 25): as stated in the committee report, the proposed Local Plan site allocation applying to this site suggests a maximum height of five stories on Coombe Road but allows up to six stories on the Neasden Lane frontage.

'Transportation, Parking and Servicing' (paragraph 72): the cycle parking proposed (96 spaces for residential use and five spaces for commercial use) exceeds the current London Plan requirements (69 and five spaces respectively).

#### Impact on neighbouring properties (paragraphs 42-43)

The applicant's agent has provided the following further information on the impact of the development on daylight and sunlight received by nearby windows in Roger Stone Court:

*Further to the submission of our daylight and sunlight report dated October 2018, we understand that there are some concerns regarding the level of light loss experienced by the facing windows within Roger Stone Court.*

*Our report concludes that the impact to this property is minor and consistent with BRE guidance, despite there being a small number of reductions that go beyond the suggested targets. This is because the BRE guide acknowledges and accepts that there are certain situations where the standard targets cannot be achieved. These are where new development is: -*

- *Located in a dense urban location or city centre;*

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Ref: 18/2984 Page 1 of 2*

- *Expected to match the height and scale of neighbouring buildings;*
- *Located very close to the boundary with other properties.*

*In the case of Coombe Road, the existing building is relatively small and arguably underutilises the site in a dense urban area. Furthermore, the small number of affected windows within Roger Stone Court are located very close to the boundary between the two sites and entirely dependent on light received from across the Coombe Works site.*

*It seems highly likely that any form of development on this site will involve a substantial increase in massing and a material effect on the light currently received by the facing windows of Roger Stone Court. It is more appropriate to measure the amount of light that remains after the development, rather than the proportional change in light.*

*The results of our assessments show that each of the eight affected windows will receive alterations in VSC to within 0.6 and 0.7 times their existing value, where the BRE target is 0.8 times former value. However, the amount of VSC retained by these windows is between 19% and 25.3%, which is very good for an urban development considering that the BRE target for all types of property (including rural properties) is 27%. As detailed within our report these figures exclude the effect caused by 'self-inhibiting' features of the Roger Stone Court building.*

Officers remain of the opinion that these results are acceptable in this case, given that the existing outlook from the eight affected windows onto the Coombe Works scaffolding business is extremely poor, and as their light and outlook is constrained in any case by the roof overhang on their building and (in one case) projecting balcony, and the benefits of the scheme which include the provision of additional housing (including affordable housing) and workspace.

**Recommendation: Remains to grant consent, subject to the planning obligations and conditions set out in the committee report.**

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