



## Supplementary Agenda Planning Committee

**Wednesday 7 April 2021 at 4.00 pm**

This will be held as an online virtual meeting

The link to attend this meeting will be made available [here](#).

### Membership:

#### Members

Councillors:

Kelcher (Chair)  
Johnson (Vice-Chair)  
S Butt  
Chappell  
Dixon  
Kennelly  
Maurice  
J Mitchell Murray

#### Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Lo, Sangani and  
Shahzad  
  
Councillors:  
Colwill and Kansagra

**For further information contact:** Craig Player, Governance Officer  
[craig.player@brent.gov.uk](mailto:craig.player@brent.gov.uk); 020 8937 2082

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

**The members' virtual briefing will take place at 12.00 pm.**

**The press and public are welcome to attend this online virtual meeting. The link to attend this meeting will be made available [here](#).**

## **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 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>
4. 20/3149 - Willesden Green Garage, St Pauls Avenue, Willesden Green London, NW2 5TG		1 - 2

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### Supplementary Information

Planning Committee on 7 April, 2021

Case No.

20/3149

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Location	Willesden Green Garage, St Pauls Avenue, London, NW2 5TG
Description	Demolition of MOT garage and erection of a part eight storey and part four storey building with basement level to provide 86 self-contained flats with ground, third and fourth floor amenity space, provision of basement car parking, cycle and refuse storage, alterations to vehicular accesses and associated landscaping

**Agenda Page Number: 49-80**

#### Urban Greening Factor

Policy G5 of the London Plan requires that major development proposals contribute towards the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high quality landscaping (including trees) green roofs, green walls and nature based sustainable drainage. It goes on to recommend that a target score of 0.4m for predominantly residential developments.

The applicant has provided an Urban Greening Factor calculation which demonstrates a score of 0.57 and therefore well in excess of the London Plan target. The score has been achieved through the inclusion of green roofs, flower rich planting, hedging, ground cover planting, permeable paving and new tree planting.

#### Conditions

Condition 4 which relates to the basement layout incorrectly refers to 8 disabled parking spaces. As such this condition is amended to refer to the provision of 7 instead of 8 disabled parking spaces.

Furthermore conditions 17 (detailed design and construction) and 18 (piling and excavation) have now been discharged under application reference 20/3994 and 20/3996. The following revised wording is proposed

17. Unless carried out with the details already discharged under application ref. 20/3994, prior to the commencement of development further details of a detailed design and construction method (in consultation with London Underground) shall be submitted to and approved in writing by the local planning authority which:

- provides details on the use of tall plant
- accommodates the location of the existing London Underground structures

The approved details shall be implemented in full and maintained as such for the lifetime of the development.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

18. Unless carried out with the details already discharged under application ref. 20/3996, prior to the commencement of development further details of piling and excavation works (in consultation with Network Rail) shall be submitted to and approved in writing by the local planning authority which provide details of:

- Vibro-compaction machinery/piling machinery
- Ground treatment works

- A method statement to include the proposed methods of piling, excavation and construction

All works shall be carried out in accordance with the approved details and maintained as such for the lifetime of the development

Reason: To ensure that there is no impact upon critical railway infrastructure

Additional S106 obligation

When considering the Section 73 application (reference 20/2257) for variations to the extant consent, members considered it to be necessary to secure an additional planning obligation for the applicant to carry out a traffic safety assessment for on-street servicing and to fund the provision of an on-street loading bay if subsequently deemed necessary. This isn't included within the obligations listed within the committee report for this application as the agenda was published before the Section 73 application was considered by the Planning Committee. This proposal would result in a similar level of servicing and it is recommended that this consent, if granted, is subject to the same obligation.

**Recommendation: Remains approval subject to the S106 legal agreement and conditions, including amended conditions 17 and 18 and the additional S106 planning obligation.**

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