



Planning Committee Supplementary Agenda

Tuesday 14 June 2022 at 6.00 pm

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

Please note that this meeting will be held as an in person physical meeting with all members of the Committee required to attend in person.

The meeting will be open for the press and public to attend or alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is available [here](#)

Membership:

Members

Councillors:

Kelcher (Chair)
S Butt (Vice-Chair)
Akram
Begum
Dixon
Mahmood
Maurice
Seelan

Substitute Members

Councillors:

Ahmed, Chappell, Chohan, Collymore, Dar, Ethapemi and Kabir

Councillors

Kansagra and Patel

For further information contact: Natalie Connor, Governance Officer
natalie.connor@brent.gov.uk; 020 8937 1506

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

Members' virtual briefing will take place at 12.00 noon.

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

ITEM		WARD	PAGE
4.	21/3754 - 66 Cavendish Road, London, NW6 7XP	Brondesbury Park	1 - 2
5.	21/3443 - 30 Brondesbury Park, Kilburn, London, NW6 7DN	Brondesbury Park	3 - 4

The meeting room is accessible by lift and limited seats will be available for members of the public. Alternatively it will be possible to follow proceedings via the live webcast [here](#)

Agenda Item 4

Agenda Item 04

Supplementary Information

Planning Committee on 14 June, 2022

Case No.

21/3754

Location	66 Cavendish Road, London, NW6 7XP
Description	Demolition of the existing residential building and the construction of a new part five, part six storey residential building, together with associated landscaping, cycle parking and refuse and recycling facilities.

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Recommendations:

The following amendments to the s106 Heads of Terms have been agreed with the applicants and are considered to be generally beneficial to the scheme and to add clarity to the obligations:

3. Financial contribution of £150,000 to affordable housing provision within Brent, due prior to material start.

4. Late stage viability review (drafted in line with standard GLA review clause wording) to be submitted at or after 75% occupation of the private residential development. An offsite affordable housing payment to be made where an uplift in profit above a break-even position is identified. Viability review to be based on an agreed Benchmark Land Value of £3.368m, application stage GDV of £16m, application stage Build Costs of £5,632,756 and developer profit of 17.5%. Not more than 90% of the private dwellings to be occupied until viability review approved in writing by the LPA.

5a. Detailed design stage energy assessment and initial carbon offset payment (50% of sum identified in assessment) if zero-carbon target not achieved on site, prior to material start.

5b. Post-construction energy assessment and final carbon offset payment (balance of sum identified in assessment) if zero-carbon target not achieved on site, prior to occupation.

Trees and biodiversity

Paragraph 67 states that the application would achieve an Urban Greening Factor of 0.39. However, during the course of the application the landscaping strategy was revised in order to achieve a score of 0.41, through measures such as increasing the proportion of flower-rich perennial planting and altering the green wall design. The score now exceeds the 0.4 target set out in London Plan Policy G5.

Amendments to conditions

Condition 2 (approved plans and documents) is proposed to be amended as follows, to reflect the submission of the updated Landscape Report:

"...
Landscape Report (Philip Cave Associates, September 2021) (Rev A 17.11.21)
..."

Condition 16 is proposed to be amended as follows:

"Details of materials for all external work, including samples of brick and zinc, confirmation of all RAL colours for metalwork, typical details of (drawn to an appropriate scale in each case) and materials for curved brickwork, windows (including metal solid and perforated panels, doors, privacy screens, balustrades, soffits, and including details of the external appearance of acoustic screening to external air source heat pumps, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced above foundation level. The work shall thereafter be carried out in accordance with the approved details."

This wording provides more clarity on the level and type of detail required at that stage, and has been agreed with the applicant.

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Ref: 21/3754 Page 1 of 2

Recommendation: remains to Grant planning permission subject to s106 agreement, conditions and informatives as set out in the committee report, with Conditions 2 and 16 revised as set out above.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 14 June, 2022

Case No.

21/3443

Location	30 Brondesbury Park, Kilburn, London, NW6 7DN
Description	Demolition of existing property and erection of 9 residential units (6 flats in a three-storey building and 3 two-storey terraced houses) together with access, parking, landscaping and associated works

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Paragraph 36 states: "More detailed bay studies have been requested and the submission of these will be reported on via the Supplementary Agenda."

Seven detailed bay study drawings were submitted on 17 January 2022 and are referenced in the proposed Condition 2 (numbers 20014-CAL-XX-XX-DR-A-21001-21007). These are considered to provide a significant and exemplary level of detail, which would serve as a useful reference point when discharging conditions.

Paragraph 48 states: "Overlooking from this window would cause significant concern as it would look onto the front driveway of the adjoining site rather than any private areas." This is a typographical error and should state: "Overlooking from this window would not cause significant concern as it would look onto the front driveway of the adjoining site rather than any private areas."

Recommendation: Remains to Grant planning permission subject to conditions and informatives as set out in the committee report.

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