



Planning Committee Supplementary Agenda

Wednesday 13 July 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 1.00pm

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. 21/1124 - 363 Edgware Road, London, NW9 6AF	Kingsbury	1 - 2

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](#)

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 13 July, 2022

Case No. 21/1124

Location 363 Edgware Road, London, NW9 6AF
 Description Demolition of showroom and multi-storey carpark building and erection of a ground plus up to 19 storey building to provide residential units (Use Class C3) with commercial use (Use Class E) at ground floors, together with associated parking at basement and landscaping

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Affordable housing and housing mix

Following publication of the Committee Report, the applicant has offered to increase the proportion of affordable housing provided within the scheme by providing an additional 7 affordable homes. It is important to note that the application has been subject to rigorous viability testing, and that the reported affordable housing provision of 26 homes would result in a deficit of £12.37m and is therefore beyond the maximum reasonable amount the scheme can deliver and complies with the relevant policies.

Officers consider this to be an improvement to the scheme. The increased affordable housing provision would increase the level of deficit which represents an additional risk to the applicant (the applicant has estimated this to be an additional £1.8m, however this figure has not been agreed with officers at this stage). This figure and other key inputs to the viability review mechanisms would be agreed between the parties in negotiating the s106 agreement, and the requirements for early stage and late stage review mechanisms would remain the same as the scheme would continue to be below the 35 % threshold.

The following sections of the Committee Report are amended as follows to reflect this increased offer:

Recommendations:

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

...

3. Provision of ~~20~~ 26 units [~~3~~ 3 x 1bed, ~~40~~ 13 x 2bed and 10 x 3bed] as London Affordable Rent ...

4. Provision of ~~6~~ 7 Shared Ownership units [3 x 1bed and ~~3~~ 4 x 2bed] ...

Summary of key issues

“Affordable housing and housing mix: The proposal would deliver ~~48.6%~~ 22.5% affordable housing by habitable room, in a policy-compliant tenure split (~~20~~ 26 London Affordable Rent homes and ~~six~~ seven homes for shared ownership).”

Detailed considerations

“19. The application proposes the following mix of units:

	Studio	1bed	2bed	3bed	Total	% by habitable room
Private	9	58 <u>55</u>	40 <u>36</u>	32	139 <u>132</u>	81.4 <u>77.5</u>
Shared ownership	0	3	3 <u>4</u>	0	6 <u>7</u>	3.3 <u>3.9</u>
London Affordable Rent	0	0 <u>3</u>	40 <u>13</u>	10	20 <u>26</u>	45.3 <u>18.6</u>
Total	9	61	53	42	165	100

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% of total units	5%	37%	32%	25%		
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“21. The proposal includes a total of ~~18.6%~~ 22.5% affordable housing by habitable room, with a tenure split of ~~82.4:~~ 17.6:83:17 in favour of London Affordable Rent against shared ownership....”

References to levels of deficit in paragraphs 21 and 22 should also be read in the context of the revised proposal.

Relationship with neighbouring properties

Paragraph 101 states: “Although this approach has not been used in the applicant’s assessment in this case, it reflects the rationale for allowing lower target values in high density areas where the expectation of daylight would normally be lower.”

This is a drafting error – “this approach” (ie the ‘mirror image’ assessment) was carried out in respect of Zenith House, as reported in paragraph 95 of the Committee Report.

Recommendation: Remains to Grant Planning Permission subject to planning obligations and conditions as set out in the Committee Report and amended as above

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