



Planning Committee Supplementary Agenda

Wednesday 10 May 2023 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
Rajan-Seelan

Substitute Members

Councillors:

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

Councillors

Kansagra and J Patel

For further information contact: Natalie Connor, Governance Officer
natalie.connor@brent.gov.uk; 0208 937 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.	21/2130 - Olympic House, 3 and Novotel, 5 Olympic Way, Wembley, HA9	Wembley Park	1 - 2
5.	22/4249 - 32 District Road, Wembley, HA0 2LG	Sudbury	3 - 4

Date of the next meeting: Monday 12 June 2023

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 10 May, 2023

Case No. 21/2130

Location	Olympic House, 3 and Novotel, 5 Olympic Way, Wembley, HA9
Description	Demolition of existing building at 3 Olympic Way and erection of 3 buildings of basement, ground and 9, 22 and 25 storeys (excluding rooftop plant) to provide 172 residential units (Use Class C3), new hotel accommodation comprising 260 rooms (Use Class C1) and retail food stores (Use Class E). 6-storey extension to existing hotel at 5 Olympic Way to provide 95 additional hotel rooms (Use Class C1) and amenities, extension of ground floor to create new colonnade and public realm improvements to Olympic Way. Other works associated with development include new access from North End Road, disabled car parking, cycle parking, private and communal amenity spaces, public realm works and other associated works.

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Additional information received:

Following publication of the Committee Report, the applicant has submitted an Obscured Glazing Strategy (Rev02 – April 2023).

The Strategy confirms which secondary windows on each floor within the Central residence and the North End Road residence are to be treated with obscure glazing.

Updates to the report / conditions:

Due to the submission of the above referenced Glazing Strategy, condition 12 (on page 66 of the main report) is to be amended to read as follows;

“The development hereby approved shall be implemented fully in accordance with the Obscured Glazing Strategy (Rev02 – April 2023, any openings to the windows identified in the Strategy shall be high opening only (1.7m above internal floor level) and the Strategy shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the privacy and amenity of the neighbouring sites is not compromised.”

Environmental Health officers have confirmed that whilst suitable site investigation has been carried out to establish the nature of any below ground contamination, due to proposed areas of landscaping features within the ground the following additional condition should be attached;

“Any contamination remediation measures including soil remediation and gas protection measures, set out in the Phase 1 Environmental Assessment and Preliminary Risk Assessment (dated August 2017), required by the Local Planning Authority, for all new areas of ground level landscaping, shall be carried out in full. A verification report shall be submitted to the Local Planning Authority prior to first occupation or use of the development demonstrating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site.”

A point of clarification not referred to in the main Committee Report is that two new external roof terraces are proposed at 11th and 17th floors, these will serve guests of the existing Novotel.

Recommendation: Remains that the Committee resolve to GRANT planning permission subject to the application’s referral to the Mayor of London (stage 2 referral), draft conditions as set out within the main committee report and supplementary report, and the prior completion of a legal agreement to secure the planning obligations as set within the main committee report.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated within the

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main committee report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out within the main committee report and supplementary report.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 10 May, 2023

Case No. 22/4249

Location	32 District Road, Wembley, HA0 2LG
Description	Demolition of existing building and construction of a two-storey block of flats to provide 4 residential units (Use Class C3), with associated landscaping and boundary treatments, refuse and cycle storage for bikes.

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Urban Greening Factor

Following publication of the Committee report, the applicant has submitted calculations of the Urban Greening Factor. This sets out that the proposed scheme offers a factor 0.4199 and as such exceeds the 0.4 requirement set out within Policy BH4 of Brent's Local Plan but no UGF Masterplan has been submitted to show the location of the various landscape aspects. It is therefore recommended that further details of the urban greening factor are secured by condition (*as set out within condition 13) to maximise the urban green factor (UGF) for the site in line with policy BH4 of Brent's Local Plan 2019-2041, including the requirement to submit a UGF Masterplan and score in line with the London Plan Open Space Categorisation.

Recommendation:

Remains to grant planning permission subject to conditions and a legal agreement.

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