



Planning Committee Supplementary Agenda

Wednesday 9 August 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

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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.	22/3260 - 231 Watford Road, Harrow, HA1 3TU	Northwick Park	1 - 2
5.	22/3965 - 1,2,3 & 9 Watkin Road, Wembley, HA9 0NL	Wembley Park	3 - 6
6.	22/1145 - Prospect House, North Circular Road, Stonebridge, London, NW10 7GH	Alperton	7 - 8

Date of the next meeting: Wednesday 13 September 2023

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Supplementary Information

Planning Committee on 9 August, 2023 Case No.

22/3260

Location 231 Watford Road, Harrow, HA1 3TU
 Description Demolition of the existing building and the erection of building of up to five storeys to provide residential dwellings (Use Class C3); car and cycle parking; landscaping, amenity space and play area; and refuse storage and other associated works

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Additional Objections/Comments Received

An additional three representations were received following publication of the Committee Report. None of these were from a new objector from a new address. As such, the number of objections remains the same. The objections have raised concerns which have already been raised and discussed within the main committee report, including the loss of the existing building, impact on neighbouring properties due to the development being overbearing and disturbance during construction works, impact on the nearby Sudbury Court Conservation Area, flooding, lack of on site parking and impact on street trees.

The additional points of objection are provided below:

Comment	Officer Response
The site is within an Area of Distinctive Residential Character (ADRC)	The ADRCs were included within Brent's Unitary Development Plan (adopted in 2004). These were removed when the plan was revoked in 2016 and replaced with Brent's Development Management Policies 2016. They have also not been included within the current Local Plan
The application should not be determined until a new EMF report is provided as the current report only describes the existing emissions and will not apply to the proposed building.	The report's measurements are taken from locations relevant to the proposed development. Furthermore, the findings were well within SAGE and ICNIRP guidelines. The findings are therefore considered to be suitable.
Trees within rear garden of Amery Road are not all evergreen	The Tree report notes that the group to the rear within the neighbouring gardens include a mix of Leyland Cypress and Elder. These trees would not be affected by the proposal.

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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Supplementary Information

Planning Committee on 9 August, 2023 Case No.

22/3965

Location 1-4 and 9 Watkin Road, Wembley, HA9 0NL
Description Demolition of existing buildings and construction of two new buildings to provide commercial floorspace (Use Class: E) and student accommodation bedspaces (Use Class: Sui Generis), associated access and highways works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores.

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Additional Revised Drawings

Following publication of the Committee report, the applicant has submitted a Revised Ground Floor Plan (P11), amending details with the cycle parking through an increased provision and a less convoluted route of access within the northern block. These changes are welcomed and increase the level of cycle provision discussed below and are considered acceptable from Brent's Transport Team. The revised drawings list as updated within the approved drawings is set out below:

33641-A-P10-001 REV P06 - Proposed Basement Plan;
33641-A-P10-002 REV P11 - Proposed Ground Floor Plan;
33641-A-P10-003 REV P05 - Proposed First floor plan;
33641-A-P10-004 REV P05 - Proposed Second floor plan;
33641-A-P10-005 REV P02 - Proposed third to fifth floor plan;
33641-A-P10-006 REV P03 - Proposed sixth floor plan;
33641-A-P10-007 REV P02 - Proposed seventh to seventeenth floor plan;
33641-A-P10-008 REV P02 - Proposed eighteenth floor plan;
33641-A-P10-009 REV P02 - Proposed nineteenth to twentieth floor plan;
33641-A-P10-010 REV P02 - Proposed twenty first floor plan;
33641-A-P10-011 REV P02 - Proposed twenty second to twenty sixth floor plan;
33641-A-P10-012 REV P02 - Proposed roof plan;
33641-A-P10-013 REV P02 - Proposed roof plan;
33641 A-P12-001 REV P01 - Elevation south block south;
33641 A-P12-002 REV P02 - elevations west;
33641 A-P12-003 REV P02 - elevations south block north;
33641 A-P12-004 REV P01 - Elevations east;
33641 A-P12-005 REV P01 - Elevations north block south
33641 A-P12-006 REV P01 - Elevations north block north;
33641-A-P13-001 REV P01 -Proposed sections south block;
33641-A-P13-002 REV P01 - Proposed sections north block;
33641-A-SK40-025 REV B - Commercial industrial makerspace

Additional Objections/Comments Received

An addition twelve representations were received following publication of the Committee Report. Of these only 4 were a new objector from a new address. As such, the number of objections received has increased by 4, under the consultation section the following changes are proposed:

“34 38 objections from neighbouring properties and an objecting petition with 54 signatories were received throughout the course of the application.”

Of the concerns raised within the additional representations, these have been covered within the published report.

There were two additional letters of support received from Homes for Students and University College London, citing the need for additional student accommodation.

Update to recommendations

A financial contribution to Transport for London (TFL) is indicated at £475,000, which is incorrect with the updated figure confirmed at £97,500. The contribution has been calculated based on the additional demand generated by the development, expressed as a proportion of the overall capacity of a double-decker bus (75 passengers) and the total cost to provide an additional bus over a period of 5 years (£487,500). The 15 identified in the calculation included within the detailed comments is the number of net bus trips, as identified within the Transport Assessment, generated during the AM period (which presents the worse-case).

Updates to report

There are some minor alterations and corrections to the report as set out below. Of the drafting errors listed below where they are incorrectly referenced, these have been removed through a strikethrough, and where text has been inserted this is shown in bold.

Proposal in detail

"...419 student accommodation bed spaces (and ancillary amenity spaces) across the 3rd to ~~4th~~ 26th floors."

View 5a Chalkhill Park (page 18, paragraph No. 60)

'The design of the south block, with massing dropping down from ~~east to west~~ **to east**, ensures that the profile and silhouette of the arch will remain'

Internal layout (page 30-31, paragraph No. 184 - 186)

'On the eastern edge of the southern block, the cluster unit of 9 bedrooms has its communal amenity area located centrally with outlook onto Watkin Road, the remainder of the units vary from 12.8sqm to ~~13.3sqm~~ **14.6sqm** including en-suites within each of the rooms'

'The areas of amenity are sufficient in size, allowing for outlook and light to enter the areas which vary from ~~70sqm~~ **71sqm** to 97sqm'

Communal Amenity Space (Page 31, paragraph No. 190)

'These subsequently result in 1.5sqm of internal amenity space per unit within the north block and ~~1.45sqm~~ 1.5 sqm of internal amenity space within the southern block. While there is a minor shortfall within the southern block it is considered that the offer with the smaller separate units on various floors would allow for the amenity spaces to serve different functions in different areas for the 419 students and therefore the minor shortfall can on balance be considered acceptable. Moreover, when taking into account the external amenity provision and the function it serves for amenity space, the communal areas of the northern block achieve ~~2.4sqm~~ **2.5sqm** per bedspace and ~~2.27sqm~~ **2.4sqm** per bedspace within the southern block which has a ~~342sqm~~ **412.6sqm** offer for external amenity space situated on the 6th and 20th 19th floors. Overall, the combined blocks would achieve ~~570sqm~~ **604.6 sqm**, which equates to an average of ~~4.47sqm~~ **1sqm** per bedspace.

'The sixth and ~~twentieth~~ **19th** floor roof terraces would be landscaped'

Comparison with other student accommodation developments (Page 31, paragraph No. 192)

Kitchen area per cluster room bedspace

North block = 3.1 sqm per cluster room bed space

South Block = 3.0sqm to 3.1sqm per cluster room bed space

Trees, biodiversity and urban greening (page 35, paragraph No. 224)

'...the building directly adjacent to T1 and T2 is proposed to be ~~20~~ 21 storeys high

Cycle Parking (Page 37, paragraph No. 239)

A total of ~~465~~ **473** long term cycle spaces are proposed for the student accommodation but **all the majority** of these are located within the basement of the southern block, **18 at ground floor level of south block and 16 at ground floor level of north block'**

Additional text has been included in the report for the intention of clarity, the added text is in bold:

The appropriateness of developing on land within a ~~high~~ **Page 4** risk flood zone (page 15, paragraph No. 35)

"From the 7th to 17th floor 19 student units are provided in the form of cluster units of 10 and 9, **along with two accessible studio units on each floor level**. Above the 18th to 26th floor, the building includes 10 cluster student units per floor, **with one accessible studio unit on each floor level**, with a further external communal amenity space at 18th floor level. At the building's apex, PV panels and an **external plant room area with screen enclosure**'.

Northern site Layout (page 15, paragraph no. 37)

'The first and second floors are largely comprised of internal amenity space for the flats, but the first also includes water services and **the second floor includes** two studio units. The building would contain an 8-unit cluster apartment **on each floor level from 3rd to 20th Floor**'

Recommendation: Remains 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, and the prior completion of a legal agreement

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Supplementary Information

Planning Committee on 9 August, 2023 Case No.

22/1145

Location	Prospect House, North Circular Road, Stonebridge, London, NW10 7GH
Description	Demolition of existing building and erection of a 23 storey building to provide 139 units (Use Class C3) and 801sqm of creative light industrial floor space (Use Class E(g)(iii)) together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas, public realm improvements and associated works (DEPARTURE FROM POLICY: E4 OF THE LONDON PLAN AND BE2 OF BRENT'S LOCAL PLAN)

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Members are advised to a correction in relation to the height of the commercial units reported at paragraph 133 of the report. Approximately 70% of the workspace located at first floor level will have 4m floor to ceiling heights, while the remainder, including the workspace located at ground level will be 3.5m in height. A floor to ceiling height of 3.5m is the minimum requirement for creative studios, as noted in the GLA's Intensification and Co-Location Study (2018). The proposed heights are supported by the Council's Regeneration Team.

At paragraph 157 of the report, with particular reference to the age group that the quantum of playspace would cater for, it should read 0-4yrs age group not 0-5yrs age group.

Recommendation:

Remains approval subject to the conditions set out in the Committee report, the completion of a satisfactory Section 106 agreement, and the Stage II referral to the Mayor of London.

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