



Planning Committee Supplementary Agenda

Wednesday 11 December 2024 at 6.00 pm

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

Please note this will be held as a physical meeting which all Committee members will be 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
Chappell
Dixon
Johnson
J. Patel

Substitute Members

Councillors:

Agha, Bajwa, Gbajumo, Crabb, Mahmood,
Mitchell and Rajan-Seelan

Councillors

Hirani and Kansagra

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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

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Date of the next meeting: Wednesday 15 January 2025



- Please remember to ***SWITCH OFF*** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided 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 11 December, 2024

Case No.

24/1804

Location College of North West London Willesden, Dudden Hill Lane, London, NW10 2XD
Description Hybrid planning application comprising: Full planning permission for the demolition of existing buildings and structures within 'Phase 1' and all site preparation works, and redevelopment with mixed-use buildings providing residential homes (Use Class C3), flexible commercial, retail and leisure space (Class E), workspace (Use Class E(g)), associated cycle and vehicle parking, new and altered vehicular accesses and other associated highways works, hard and soft landscaping including creation of new and upgrades to existing public open space, and all associated ancillary and engineering works; and

Outline planning permission for the demolition of all existing buildings and structures within the rest of the Site, and redevelopment with a series of new mixed-use buildings accommodating residential homes (Use Class C3), flexible commercial, retail, workspace and leisure space (Class E), community space (Use Class F), and flexible nursery/community/medical floorspace (Use Classes F/E(e)/E(f)), associated cycle and vehicle parking, new and altered vehicular accesses and other associated highways works, hard and soft landscaping including creation of new and upgrades to existing public open space, and all associated ancillary and engineering works, with all matters reserved except for means of access.

Further explanation (not forming part of the formal description of development set out above):

The proposed development is formed of two phases: Phase 1 is applied for in detail, and includes the construction of 11 new blocks (Blocks C-H, J, K, V, W and Y) to provide 1,076 residential dwellings (Use Class C3), comprising heights of between 4, 5, 10, 11, 15, 17, 22, 24 and 28 storeys (up to 98.5 AODm). The development also proposes 3,354 sqm of flexible retail, commercial and leisure floorspace (Use Class E) (which includes 1,173 sqm of gym floorspace) at lower levels of these blocks.

Phase 2 is applied for in outline, and includes the provision of up to 3,500 sqm (GIA) of new land use floorspace within 11 new blocks (Blocks A, B, L-N, and P-U) comprising heights of between 4, 5, 6, 11, 14, 16 and 17 storeys (up to 100.2 AODm), with the maximum quantum as follows:

- flexible retail, commercial and leisure floorspace (Use Class E): up to a maximum of 1,500sqm
- community floorspace (Use Class F): up to a maximum of 1,000sqm
- nursery or local community/ medical floorspace (Use Class F/E(e)/E(f)): up to a maximum of 1,000sqm,
- C3 Residential: up to 57,500 sqm (approximately 551 homes).

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Further representations

Two further representations have been received from adjoining occupiers, objecting to the proposed development. The comments raised are summarised as follows:

- Proposed development would result in excessive density and heights, causing overshadowing, loss of privacy and diminished quality of life to nearby residents, and heights out of character;
- Increased fire safety risk due to tall buildings;
- Detrimental impact on local infrastructure and services;
- Lack of affordable housing to meet local need – too many proposed as social rent or shared ownership;

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Ref: 24/1804 Page 1 of 6*

- Impact on adjoining SINC/ wider environmental impacts;
- Lack of local benefit and catering too much for private market;
- Proposed development would be harmful to townscape value;
- Detrimental to public health and harm to local social infrastructure within the Borough.
-

Officer comments: *These issues are all considered to be addressed in sufficient detail within the detailed considerations of the main committee report.*

The Greater London Authority have provided further comments in relation to the viability of the scheme, stating that they consider the proposed scheme, when factoring in growth in the market on both sales and rental products, as well as factoring in inflation, would deliver an increased surplus profit which would accommodate additional affordable housing in Block G and provide a contribution to the college.

Officer comments: The application will be subject to early, mid and late stage review mechanisms to capture any uplift in affordable housing in the event that a surplus is identified.

Transport for London have provided clarification with regard to their summary of transport comments on the application. They have clarified that although the transport assessment used TRICS to evaluate trip generation, an intermediate assessment was requested, as noted in the Stage 1 comments and detailed comments for this application.

Officer comments: This is noted. The HoTs have secured contributions towards Neasden Station Improvements and local bus network improvements, the figure of which is to be agreed by TfL ahead of stage 2 referral.

Amendments to main report

The following amendments are made to the main report:

'Recommendations' section

No. 4 amended to include the following:

'Benchmark Land Value of £55 million and capital contribution to college costs: £50 million (total: £105 million)

Developer profit rates of: · Private sale – 17.5% · Build to rent – 15% · Affordable– 6% · Commercial – 15%

Build to rent housing subject to covenant to retain homes as such for a period of 15 years, in addition to clawback mechanism and other matters to satisfy Policy H11 of the Local Plan'

No. 5 amended to include: *'a minimum sqm provision of 1005 sqm under Phase 1 (detailed consent) and a total of 3891sqm under Phase 2 (outline consent)'*

No. 11 amended to read: *'Enhanced travel plan to be submitted, implemented and monitored including funding of subsidised membership of the Car Club for three years for all new residents, with Car club spaces to be provided on site for phases 1 (detailed consent) and 2 (outline consent)'*

No. 12 amended to read: *'Financial contributions towards Neasden Station improvements and design/ feasibility study for the proposed WLO station to the west of the site (figures to be agreed through further discussion with TfL ahead of stage 2 referral).*

'Summary of key issues' section

Under 'landscape, ecology, biodiversity and flooding/ drainage', the first sentence is amended to read as follows: *'There are approximately 88 existing trees on site, 5 of which would be retained. A total of 379 new trees would be planted....'*

'Detailed considerations' section

- Paragraph 43 – Following clarification with regard to the number of habitable rooms within

some of the units in the scheme, the table included at para. 43 is updated to read as follows:

	Affordable Housing commitment (habitable rooms)	AH tenure split by unit	%AH family homes (by unit)
College Green site-wide application	19.4%	64% intermediate 36% social rent	50% (123 units)
Crescent House application	30%	100% social rent	19%
Average across both sites	21%	51% social 49% intermediate	42%
College Green Phase 1	9.3%	100% social rent	62% (43 homes)
College Green Phase 2	36.9%	91% intermediate 9% social rent (illustrative scheme)	45% (83 homes) within illustrative scheme

• Paragraph 57 – The second sentence is amended to clarify that the total number of family sized dwellings would be 114 (110 x 3-bed, 4 x 4-bed).

- Paragraph 198 – the final sentence is amended to read as follows: *“However typically these are smaller secondary windows which would not result in any material loss of privacy, and at 15m the relationship is considered acceptable, and no condition is therefore required in relation to obscure glazing.”*
- Paragraph 246 – final sentence is amended to clarify that the road has a 3.9m width, rather than a 4m width.
- Paragraph 305 – the third sentence is amended to read *“In relation to the operational impact of the proposed development on the surrounding area, a qualitative assessment of dispersion was undertaken, relying on local monitoring data and predicted concentrations from the GLA’s LAEI database”*. The conclusion that the impact is predicted to be ‘not significant’ remains unchanged.
- Paragraph 381 – the applicant’s fire consultant has clarified with regard to LFB comments that: *“to align with the recommendations within the newly released BS 9991: 2024 Clause 7.4.1 this scheme shall provide two firefighting shafts for buildings >50m in height. The block’s greater than 50 m are each designed such that two firefighting shafts can be accommodated with no material change to the building layouts. This provision would require the upgrade of the evacuation lift to a firefighting lift and provision of wet rising mains in both firefighting stairs.”*

Additional conditions:

After review of the committee report and further officer feedback since publication of the report, the following conditions are attached:

’46. In the event that any phase, or part of a phase, of development hereby approved is delayed, a temporary application for a Meanwhile Use on the site shall be submitted for approval by the Local Planning Authority.

Reason: In order to make as efficient use of the site as possible, meeting the requirements of Local Plan Policy BE4.

47. Prior to occupation of the development hereby permitted, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These will include:

- a) At least 1 of each of the following features on the proposed building/site:
 - i) 1 x multi-chamber swift bricks (preferred) or boxes,
 - ii) 1x house sparrow terraces,
 - iii) 1x bat bricks (preferred) or boxes
 - iv) 1 x hedgehog holes in garden fences

The scheme will include full details (type of feature, location, plan and elevation views, height above ground (if applicable) and nearest external lighting (if likely to have an impact)).

Features shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance Policy BGI of the Brent Local Plan

48. Prior to occupation of the development hereby permitted, a Statement of Conformity shall be submitted to and approved in writing by the Local Planning Authority. The Statement of Conformity will include evidence for:

- a) photographs of each habitat/feature installed as per submitted plans.

This condition is to certify that the details for each habitat / green infrastructure/ feature, as approved under Condition 47, are in accord with the submitted information.

Reason: To enhance the biodiversity value of the land in accordance with Policy BGI of the Brent Local Plan.

49. The development shall be implemented in strict accordance with the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) (reference specific documents) or subsequent approved revisions.

- a) No excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.
- b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [5 years] from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans [and details], without the prior written approval of the local planning authority.
- c) Note: in this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMP1 and BGI 2.

50. The outline development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s) unless otherwise agreed in writing by the LPA:

Parameter Plans

PL001

PL002

PL003

PL004

PL005

PL006

PL007

Development Specification (June 2024) prepared by DP9

Revised Framework Design Code (Nov 2024) prepared by GRID

Reason: For the avoidance of doubt and in the interests of proper planning.'

Amended conditions

The following amended wording to conditions is also attached:

Condition 25 shall now read as follows:

'25. Prior to the commencement of each relevant phase of development (excluding site clearance, demolition works and laying of foundations), further details of all external materials (including physical samples of key materials which shall be provided on site for inspection or in another location as agreed, and relevant manufacturers literature) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.'

Reason: To ensure a high quality development which makes a positive contribution to the character and appearance of the local area.'

Condition 29 shall now read as follows:

'29. No development shall commence until details of both soft and hard landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- 1) A statement setting out the design objectives and how these will be delivered over a minimum of a 30-year management plan period.*
- 2) A masterplan illustrating how BNG and UGF fit together including any retained/protected features/habitats, green infrastructure such as green walls, green roofs, SuDs.*
- 3) An updated Biodiversity Net Gain Assessment, covering all on site areas working to the Statutory guidelines.*
- 4) The sizes of each habitat area to be created and how they will be created.*
- 5) Soft landscaping including but not limited to:
 - a. A scaled planting plan showing vegetation to be retained and proposed trees/plants/bulbs including numbers, pot sizes and densities.*
 - b. Written specifications (including cultivations and other operations associated with soil preparation);*
 - c. detail enhancement through planting schemes that provide nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity and larval food plants, through no less than 60% native and local species by number and diversity.*
 - d. Ornamental plants will not include any genera or species on Schedule 9 of the Wildlife and Countryside Act (1981) or the LISI list and should be on the "RHS Plants for Pollinators" lists (or of documented wildlife value), to provide increased resource availability.*
 - e. substrate physico-chemical values / soil sampling analysis for the site to ensure proposed habitat creation is achievable.*
 - f. Water features, including methods of filtration and water supply;*
 - g. Cross-section/build-up of green roofs/bio-solar roofs /living walls (including how access for management will be created and maintained*
 - h. biodiverse roofs on bike / bin storage areas*
 - i. living walls / fences*
 - j. species-rich wildflower lawns*
 - k. rain gardens, planted SuDS, bioswales etc.*
 - l. culinary herb planters, window boxes etc.**
- 6) Hard landscaping features including but not limited to:
 - a. Ground modelling showing both existing and proposed contours/levels;*
 - b. Proposed hardstanding materials, boundary treatments, means of enclosure and retaining structures;*
 - c. Vehicle parking layouts;*
 - d. Details of permeable paving, tree pit design, underground modular systems, sustainable urban drainage systems;*
 - e. Details of equipment and structures, e.g. street furniture, play equipment, storage units, cycle racks, refuse storage, signs;*
 - f. Existing and proposed functional services above and below ground (e.g. drainage, power, communications, shared ducting provision, indicating alignments, levels, access points, supports as relevant, lighting, floodlighting, CCTV;**
- 7) Details of how the community will be engaged in the new landscape through planting days, seasonal activities, guided walks etc.'*

Condition 40 shall read as follows:

'40. Prior to first occupation of the development hereby approved, a revised Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the local planning authority, which details delivery booking procedures, enforcement measures and revised monitoring and review arrangements, as well as targets to avoid peak hour deliveries and using smaller and greener vehicles, including cargo bikes. All delivery and servicing activity shall thereafter be carried out fully in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that all delivery and servicing activities can be safely accommodated on site without adversely affecting the safety and amenity of residents or other users of the development or conditions on the highway network.'

Additional Heads of Terms:

After further officer feedback since the publication of the committee report, the following additional heads of terms are attached:

- The submission and approval of Habitat Management & Maintenance Plan (HMMP)*
- Details of surveying and monitoring in relation to Biodiversity Net Gain (BNG)*
- The provision of a community facility (between 500sqm and 1000sqm) under Phase 2 (outline consent)*
- The provision of a nursery facility (between 500sqm and 1000sqm) under Phase 2 (outline consent)*
- A financial contribution of £150,000 in relation to improvements to nearby open spaces which may include improvements to the open spaces themselves, the play facilities within these open spaces and/or improvements to the routes to these spaces from the application site*
- Designation of a permissive pathway for pedestrians and cycle routes through the development*

Recommendation: Remains to grant consent subject to the additional and amended conditions and heads of terms set out above and in the original committee report, and stage 2 referral to GLA .

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 11 December, 2024

Case No. 24/1841

Location Crescent House, 130-140 Wembley Park Drive, Wembley, HA9 8HP

Description Demolition of the existing building and redevelopment of the site with a residential-led (Use Class C3) building with flexible commercial/community floorspace (Use Class E/F) at ground level; new basement excavation; cycle stores and blue badge parking; refuse stores and plant rooms/equipment; hard and soft landscaping including part-naturalisation of the Wealdstone Brook; new play space; and all associated engineering and ancillary works.

Further explanation (not forming part of the formal description of development set out above):

The proposed development includes the construction of two linked buildings of 18-storeys and 31-storeys to provide 307 residential dwellings (Use Class C3). The development proposes 179sqm (GIA) of commercial floorspace (Class E) and 216sqm (GIA) of flexible commercial/community floorspace (Classes (E/F2)). Basement accommodation is proposed for plant and cycle storage.

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Members are advised of the following additions, corrections, and clarifications:

1. Heads of Terms:
 - No.3 – While “substantial implementation” has been referred to, this will differ from the definition of “Substantial Implementation” in viability appraisals. The precise mechanisms to ensure the delivery of the new college building will be secured within the S106 Legal Agreement.
 - No.8 –Financial contribution of **£149,500** has been requested by TfL towards bus service enhancements. This is to be agreed with the Applicant.
 - No.9 – Wembley Park Station contribution is not required.
 - To add: A financial contribution of **£100,000** in relation to improvements to nearby open spaces which may include improvements to the open spaces themselves, the play facilities within these open spaces and/or improvements to the routes to these spaces from the application site

2. General:
 - Page 91, para 1.b. For clarification, both an early and late stage review will be secured via the S106 Agreement and the details of how any uplift in affordable housing will be captured secured in the S106 Agreement.
 - Page 125, para.152: Formatting - should be a bullet point.
 - Page 126, para.161. The final sentence of the paragraph relates to the findings within the submitted HTVIA. Officers arrived at a different conclusion, as summarised on page 127, para.166 whereby a low level of harm is identified, but that harm was outweighed by the significant public benefits of the scheme (see paras.163 and 164).
 - Page 130, para.196 Table 20: Formatting - the Table should appear as below. No change to the content.

	Mod	AM Peak Hour	PM Peak Hour	Daily (07:00-19:00)
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	e share (%)	Arr.	Dep.	Total	Arr.	Dep.	Total	Arr.	Dep.	Total
Vehicles	1.0	0	2	2	1	0	1	8	8	16
Cyclists	11.4	3	18	20	10	5	15	89	92	181
Pedestrian	35.7	9	55	64	31	15	46	278	289	568
Rail/Underground	28.5	7	44	51	25	12	37	222	231	453
Bus	23	6	36	41	20	10	30	179	186	366
Total	100	25	155	179	87	43	130	779	810	1590

Recommendation: Remains to grant consent subject to the additional and amended conditions and heads of terms set out above and in the original committee report, and stage 2 referral to GLA .

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Agenda Item 6

Agenda Item 06

Supplementary Information Planning Committee on 11 December, 2024

Case No. 20/4143

Location	403-405 Edgware Road, Cricklewood, London, NW2 6LN
Description	Demolition of existing building and basements and replacement with mixed-use development (26,677 sq. m GIA) incorporating 22 storey building and 3 basements, comprising: flexible light industrial (Class E)/B8 employment space (in accordance with Part 3 of Schedule 2 (Class V) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)); Class C1 Hotel (including ancillary gym, spa and swimming pool); Class F.1 Conference Centre; Class F.2 community hall; basement car parking accessed from Oxgate Lane; cycle parking; internal service yard; coach drop-off lay-by; management and back of house areas; plant; roof garden and outdoor terraces; public realm improvements and associated works. (REVISED DESCRIPTION AUGUST 2024 - SEE REVISED DRAWINGS AND SUPPORTING DOCUMENTS ON WEBSITE).

Agenda Page Number: 165-214

Amendments to main report:

- Within the consultation section, representations made on behalf of the Wing Yip site are referred to on page 172. The first point noted in the summary of comments made on their behalf is 'lack of engagement with Wing Yip site from the applicant'. The agent has responded to this point, stating that there have been discussions with the Wing Yip site on several occasions during pre-application discussions (pre-submission of the application). The agent has also re-iterated the approach to wider consultation and engagement, which is set out in the 'Statement of Community Involvement' section of the report.
-
- Paragraph 43 within the 'Community uses' section repeats the points made in para. 41, and is therefore omitted.
- Paragraph 76 – reference to the presence of kitchenettes and en-suite toilet and shower are omitted. Despite this, the proposed hotel rooms are considered to be of an acceptable quality.
-
- Paragraph 79 – there is no car lift included in the plans, however there is access to the basement parking from the ground floor lobby.
-
- Paragraph 145 – reference to TfL contributions towards "station improvements" is incorrect. To clarify, contributions are still sought towards cycle routes and bus services.

Recommendation: Officers continue to recommend that permission is granted, subject to the heads of terms and conditions set out in the original committee report.

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