

## Agenda Item 03

### Supplementary Information Planning Committee on 9 December, 2020

Case No. 20/0701

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Location	Land adjacent to Northwick Park Hospital, Nightingale Avenue, London, HA13GX
Description	Full planning permission for demolition of existing buildings and structures on the site, all site preparation works for a residential led mixed-use development comprising 654 new homes, associated car and cycle spaces, a replacement nursery, retail space, associated highways improvements, open space, hard and soft landscaping and public realm works

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#### Related application 20/0677

The application 20/0677, which proposes junction improvement works to Watford Road and the widening of the existing Northwick Park Hospital spine road to allow two-way traffic, is referred to in the Relevant Site History section as Pending a decision. The application is also referred to at various points in the committee report as it provides the vehicle access arrangements necessary to support this proposal.

Permission was granted for this application on 4 December 2020, under delegated powers as provided for in Brent's Constitution.

#### Minor clarifications and corrections and amendment to condition 29

1. Shared ownership units. Referred to in Recommendations section paragraph 4c as being “subject to an appropriate Shared Ownership nominations agreement with the Council, that secures reasonable local priority to the units”. This element of the recommendation is to be deleted as nominations agreements are not required for Shared Ownership units.

2. Multi-storey car park (LPA ref 19/4272). Referred to in Recommendations section paragraph 7. The words “Hospital energy centre &” should be deleted as this application only secures the space for the energy centre, whereas the actual plant and fittings are being considered under ref 20/3152.

3. Financial contribution to Brent Parks for upgrade of Northwick Park Pavilion (£500,000). Referred to in Recommendations section paragraph 10.k, Summary of Key Issues section and paragraph 30 of the main report. “£500,000” should read “£250,000”.

A contribution of £250,000 from this application has been agreed with the applicant. A further contribution would be required from the outline application 20/0700.

4. Neighbour objections. The Summary of Key Issues section refers to five objections, whereas the Consultations section refers to nine objections. There were actually ten valid objections received from individual households. The issues raised are set out in the table in the Consultation section.

5. Construction workforce spending. Referred to in paragraph 36 of main report. “... construction workforce spending £7.8m” should read “... construction workforce spending £2m”. The figure of £7.8m refers to the outline application 20/0700.

6. Condition 29 (external lighting, signage and wayfinding). The following requirement is proposed to be added to this condition:

“In the event that the development is phased, the details submitted in respect of Phase 1 shall include arrangements for temporary lighting along the boundary between Phase 2 and the public footpath PROW100, and this lighting shall be installed prior to occupation of Phase 1 and retained as such until permanent lighting is installed in respect of Phase 2”.

**Recommendation: Remains to Grant planning permission subject to Stage 2 referral to Mayor of London, s106 agreement, conditions and informatives as set out in the report.**

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