

Agenda Item 03

Supplementary Information Planning Committee on 24 May, 2021

Case No. 20/2974

Location	3 Millennium Business Centre & self storage to rear, Humber Road, London, NW2 6DW
Description	Outline planning application for proposed new warehouse building located to the rear (matters to be applied: access, appearance, layout and scale)

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Fire Statement

Since the publication of the agenda, the applicant has submitted a Fire Statement which details some requirements of Policy D12 of the London Plan. However, as it does not fully meet the submission requirements set out in Policy D12, it is still considered necessary to require the submission of a Fire Statement prepared by a suitably qualified third party assessor via condition.

Impact of Low Traffic Neighbourhood Scheme

A local resident has requested that the application be considered in light of the impact of the Low Traffic Neighbourhood Scheme on Humber Road. It has been stated by the resident that traffic on the road has increased significantly as a result of this, even during lockdown. The Low Traffic Neighbourhood covers some nearby streets, but not Humber Road.

As stated in the committee report, the development is not expected to generate significant traffic with four additional vehicles expected per peak hour. As such, the proposal is not considered likely to have a significant impact on traffic flow or air quality even if traffic levels have changed. The Highways Team have been monitoring traffic flows on many of the roads in the area prior to and following the implementation of the low traffic neighbourhood. Whilst Humber Road was not monitored, all streets that have been monitored have shown a notable decrease in traffic volumes, even those not directly affected by the scheme. However, as discussed above, given the limited traffic expected to be generated by the development, the proposal is not predicted to give rise to concerns regarding traffic flow or to associated issues (such as air quality).

Energy

A query was raised as to how the carbon reduction is being achieved. In line with the London Plan 'be lean, be clean, be green' the application has sought to reduce initial energy demand through a number of passive design measures including optimising the thermal performance of the building envelope beyond the minimum U value and air infiltration standards set out in Part L of the Building Regulations and providing a sensible glazing facade ratio. Photovoltaic panels are also proposed to be used, with details of the panel array required by condition.

Recommendation: Remains approval subject to conditions

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