

Agenda Item 04

Supplementary Information Planning Committee on 24 May, 2021

Case No. 21/0686

Location	14 Canterbury Road, London, NW6 5ST
Description	Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to the Canterbury Works Headhouse and Compound, consisting of: the vent shaft headhouse building comprising three principle connected headhouse elements (mechanical and electrical plant building, fan room and vent stacks); road vehicle parking within the compound with a hardstanding area; earthworks within the compound area for the headhouse building, including retaining walls and associated hardstanding area; an autotransformer station (location only); fencing (location only) encircling the headhouse building to create a secure compound; and artificial lighting equipment affixed to the headhouse building and within the compound.

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Further comment received

Since the publication of the agenda one further comment has been received in relation to the application. This comment raises concerns about a lack of mitigation or compensation for protecting or safeguarding South Kilburn's residents quality of life. It also make reference to the new tree planting HS2 are doing in the Chilterns and the lack of any similar mitigation for Brent.

The potential impacts on surrounding properties is discussed within the committee report.

Firstly, it is important to note that HS2 works in South Kilburn and the Chilterns are very different. It is also important to note that the character of the areas differ greatly with South Kilburn being a far more urban environment. As this is not a planning application, the Local Planning Authority are unable to seek obligations to secure funding for tree planting in the area. However, whilst the committee report focuses on the works for approval, the submission does include a number of 'For information' drawings to show future intentions of the site. As stated in the committee report a follow up application for 'Bringing into use' is required to be submitted, whereby HS2 are required to demonstrate that the impact of the development has been mitigated as far as possible. This is expected to include a detailed landscaping and tree planting scheme on site and the provision of a 'pocket park' to provide educational opportunities to neighbouring St Mary's Primary School. However, it important to note that these works are not for approval under this application.

Other matters

The committee report states at paragraph 16 that there would be no breach of the 30 degree rule when considered in relation to Canterbury Terrace. However, there would be a slight breach of the 30 degree rule from two of the ground floor units due to the greater height of the ventilation stacks which sit adjacent these homes. However, given the separation distance (approximately 18 m) and the fact that a daylight/sunlight report has been submitted to demonstrate that there would be no harmful loss of light, the breach is considered acceptable in this instance. It is also important to note that the Design and Access Statement confirms that the vertical ventilation stacks have been reduced in size to the minimum required in both plan dimensions and height. Therefore when having regard to the fact that the LPA are required to given consideration to whether the works 'ought to or could reasonably' be modified to protect local amenity, given the information provided the arrangement is considered acceptable.

Recommendation: Remains approval subject to conditions

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