

Agenda Item 05

Supplementary Information Planning Committee on 24 November, 2021

Case No.

20/2096

Location	5 Blackbird Hill, London, NW9 8RR
Description	Construction of a single building up to 6 storeys to provide 45 residential units (Use Class C3), and flexible commercial/community use floorspace (within Use Class E), car and cycle parking, associated landscaping, highways and infrastructure works, and provision of pedestrian and vehicular access

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Consultation

A local resident who objected to the proposal has raised concerns that all those who signed the petition have not been notified of the committee meeting. Officers have highlighted to them that it is only those individuals who have commented on the planning application that get notified of the committee meeting, and when a petition is received, only the head petitioner receives the notification letter.

Fire Strategy

The applicant has now provided a Fire Strategy Report in line with Policy D12b of the London Plan. The document has considered residential evacuation, the internal layout of the proposed residential units, the means of escape of the proposal, internal fire spread, external fire spread and access for the fire service. Therefore Condition 16 should be omitted from the recommended conditions.

The findings have resulted in minor changes to the proposed floor plans which included the following:

- Introduction of smoke shafts, and alterations to corridors lengths to not exceed 15m.
- An additional two rooflights to the roof (roof access hatches).
- Re-positioning of PV panels and reduction in the number of PV panels.
- Revised locations for the proposed wheelchair accessible units.

The above minor changes have resulted in minor modifications to the internal layouts of the proposed residential units, and minor changes to the internal floor area of the proposed units, however all remain compliant with London Plan floorspace standards. There have been no changes to external wall, window, or door positions and no changes to overall mix.

It is noted that the number of PV panels would be reduced and the applicant has confirmed that the Energy Consultant has identified that the PV panels in the report are based on 0.28 Watt panels and it would be possible to increase the performance of the panels but have less and retain the same carbon reduction results. Nevertheless, the Section 106 Agreement will require the scheme to achieve a minimum carbon emission reduction on site of 35% with the remaining shortfall to net carbon zero to be secured as an off site payment.

The proposal would still retain 4 wheelchair accessible units.

Overall the modifications outlined above are minor and do not result in an increase overall footprint or scale of the development.

Condition 2 should now quote the following drawing numbers:

264001-TOR-XX-ZZ-DR-A-P001, 264001-TOR-XX-ZZ-DR-A-P002, 264001-TOR-XX-ZZ-DR-A-P003-E, 264001-TOR-XX-ZZ-DR-A-P004-E, 264001-TOR-XX-ZZ-DR-A-P005-I, 264001-TOR-XX-ZZ-DR-A-P006-I, 264001-TOR-XX-ZZ-DR-A-P007-I, 264001-TOR-XX-ZZ-DR-A-P008-I, 264001-TOR-XX-ZZ-DR-A-P009-I, 264001-TOR-XX-ZZ-DR-A-P010-G, 264001-TOR-XX-ZZ-DR-A-P011-F, 264001-TOR-XX-ZZ-DR-A-P012-F, 264001-TOR-XX-ZZ-DR-A-P013-E, 264001-TOR-XX-ZZ-DR-A-P014-E, 264001-TOR-XX-ZZ-DR-A-P015-E, 264001-TOR-XX-ZZ-DR-A-P016-E, 264001-TOR-XX-ZZ-DR-A-P017-C, 264001-TOR-XX-ZZ-DR-A-P018-C, 264001-TOR-XX-ZZ-DR-A-P019-A, 264001-TOR-XX-ZZ-DR-A-P020, 264001-TOR-XX-ZZ-DR-A-P021-C,

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264001-TOR-XX-ZZ-DR-A-P023-A,
264001-TOR-XX-ZZ-DR-A-SK1006 - F, 264001-TOR-XX-ZZ-DR-A-SK1007 - I,
264001-TOR-XX-ZZ-DR-A-SK1009 - G, 264001- TOR-XX-ZZ-DR-A-SK1010 - E, TOR-XX-ZZ-DR-A-SK1011,
264001-TOR-SK0130 - B, 264001-TOR-SK0129 - B, 264001-TOR-SK0128 - B, 264001-TOR-SK0131

Condition 5 should now quote the following units:
A1.6, A1.7, A2.6 and A2.7

Recommendation: Remains to grant planning permission subject to conditions as set out within the main committee report, modifications to conditions 2 and 5 as noted above and removal of condition 16, and completion of the Section 106 Agreement.

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