

Addendum Report for Planning Committee on 23 March, 2022

Case No. 21/4690

Location: Windmill Court and car park, 52 Mapesbury Road, London NW2

Description: Demolition of car park and 1-2 & 5-18 Windmill Court maisonettes and redevelopment to provide 60 flats (Use Class C3) in two separate buildings rising to 7 storeys with car parking, cycle parking, access routes, refuse and recycling storage, amenity space, landscaping, boundary treatments, a substation and other associated works.

Internal reconfiguration of the ground and first floors of the existing Windmill Court block and the creation of private terraces to 2 x ground floor (3&4 Windmill Court) flats alongside associated external works including new brickwork and cladding, windows and doors. Extension of the community room and associated external works including the provision of a new entrance and windows.

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Public Consultation

A total of 879 addresses within Windmill Court, Watling Gardens, Shoot Up Hill, Petrie Close, Exeter Road, Mapesbury Road, Dartmouth Road and Teignmouth Road were initially notified of the development on 07/01/2022. The Mapesbury Residents Association were also consulted.

A Site Notice was displayed 31/01/2022

A Press Notice was published 13/01/2022

A total of 52 written objections were received to the proposals at this stage, from adjoining residents and interested parties. The grounds for objection are summarised in the table below:

Objection	Response
Proposals would result in displacement of existing tenants from maisonettes being demolished, upheaval and distress caused to them	See paragraphs 1-5 of detailed considerations section below for further discussion of this issue, which explains that existing occupiers have been given the Right to Return, in line with London Plan policies and the Mayor's Good Practice Guide to Estate Regeneration.
Proposals at resident consultation stage stated that new units would be social rent, but have been proposed as London Affordable Rent so not genuinely affordable	See paragraphs 8-13 for assessment of proposals in terms of affordable housing.
Lack of increase in social rent properties, only replacement – new units would be made available at London Affordable Rent	See paragraphs 8-13
Lack of family sized homes within proposed units	See paragraph 14
Loss of daylight, outlook and aspect to existing residents in Windmill Court and adjoining properties as a result of the proposed 7-storey blocks	See paragraphs 15-56
Increased overshadowing to adjoining amenity spaces, particularly St Ives Court	See paragraph 57
Loss of privacy and increased overlooking to	See paragraphs 58-59

properties in Windmill Court and adjoining properties	
Poor quality of proposed accommodation	See paragraphs 61-80
Loss of playspace provision / inaccurate re-provision of recreational and play space	See paragraphs 78-80
Proposed blocks unacceptable in terms of their height, scale and massing	See paragraphs 81-92
Impact of proposed blocks on skyline	See paragraphs 81-92
Proposed blocks would be out of keeping and have a detrimental impact on the adjoining Mapesbury Conservation Area	See paragraphs 93-98
Proposals result in a loss of on-site parking bays and increased demand for on-street spaces	See paragraphs 99-126
Proposed change to waste arrangements unacceptable	See paragraphs 112-113
Proposed bat roost assessment not undertaken at right time of year	See paragraphs 127-129
Proposals do not comply with fire safety regulations and requirements of London Plan Policy D12	See paragraphs 145-147
Restricted access for servicing and emergency vehicles	See paragraph 112
Access issues from removing existing path to Shoot-Up Hill, harder to reach public transport	See paragraphs 99-126
Proposals would result in poorer local air quality	See paragraphs 135-136
Increased emissions from boilers to neighbouring blocks	See paragraphs 135-136
Proposals overly dense for their location, represent over-development of the site	The principle of development is considered within paragraphs 1-7 of the report. However the sections on urban design (paras. 81-92), impact on neighbouring amenity (paras. 15-56) and the quality of residential accommodation provided (paras. 61-80) are relevant in setting out how the quantum of development is appropriate in this location.
Statement of Community Involvement is a misrepresentation of resident consultation	Officers consider the level of consultation with local stakeholders and interested groups has been extensive and appropriate to the scale of the proposals, and has adequately taken into consideration the impacts of the Covid-19 pandemic on the consultation process. More details are set out within the Statement of Community Involvement section of the report below.
Increased light pollution/ light spill to adjoining properties (particularly due to tree removal)	Officers consider that the proposals would not cause material harm in terms of light spill to neighbouring residents. However a lighting strategy has been requested by condition, as part of the wider landscaping details still required if development is granted.
Increased risk of crime and anti-social behaviour	The development has been designed with SBD principles in mind and there are not

	considered to be any specific concerns in this regard.
3D model of proposed scheme not made available for residents to view before application submitted	Officers consider the level of consultation with local stakeholders and interested groups has been extensive and appropriate to the scale of the proposals.
Consultation period took place over Christmas and New Year, giving residents less time to respond	The consultation period was undertaken in line with statutory guidelines, and officers consider sufficient time has been provided for comments to be made on the application. The level of consultation with local stakeholders and interested groups before application submission has been set out within the Statement of Community Involvement section of the report.
Consultation process a "tick-box exercise"	The level of consultation with local stakeholders and interested groups as been set out within the Statement of Community Involvement section of the report.
Impact on viability of existing block at Windmill Court	This is not considered to be a material planning consideration on which permission could reasonably be refused.
Lack of primary health and education facilities to support uplift in residential units	The application site has a good PTAL rating with access to amenities and key local services, in an area with a predominantly residential character. There are not considered to be any reasons to suggest local infrastructure capacity could not support additional residential homes here.
Impact on foundations and structural damage to adjoining properties	This is not considered to be a material planning consideration on which permission could reasonably be refused.
Increased litter and vermin as a result of proposed additional homes	It is not considered that the proposals would directly result in any increase in additional litter generation given the existing building is being used as a college. Refuse arrangements for the proposed uses are considered acceptable.
Certain statements suggests existing maisonettes are poor quality, which is inaccurate	Officers consider the level of supporting information to be detailed and accurate, and an assessment has been made based weighing up the benefits of the wider scheme, rather than just an assessment of the quality of existing housing stock.
Planning statement replicates statement submitted for other applications	Officers consider the level of supporting information to be detailed and accurate in relation to this particular application site.
Proposed drawings don't correctly show boundary between car park and Petrie Close	Officers consider the existing and proposed drawings are accurate and have enabled a robust assessment of the proposals.

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Statutory/ External Consultees

Thames Water

No objection subject to conditions requiring confirmation that sufficient surface water network upgrades have been implemented before any of the flats are occupied, and that no construction would take place within 5m of the strategic water main. Also recommend informatives relating to the proximity of the development to underground wastewater assets.

LB Camden

No comments received to date.

Health and Safety Executive (HSE)

No objections raised. Some areas of concern are raised in relation to the fire statement, but these largely relate to the existing Windmill Court block, or are set out as advice for the applicants to consider as the final design evolves.

Internal consultation

Environmental Health

Environmental health raises no objections to the application subject to a number of conditions relating to internal noise levels, construction noise and dust and air quality impact, and contaminated land. See detailed considerations section of report for further comments on these issues.

Comments have also been raised by the Council's urban design, planning policy, heritage and transportation teams. The comments raised are set out and addressed in detail within the main considerations section of the report.

Statement of Community Involvement

A Statement of Community Involvement has been submitted with the application, sets out the public consultation and level of engagement undertaken before submitting the application, as required through the Localism Act (2011) and also following the advice set out in the Mayor's Good Practice Guide to Estate Regeneration (2018). A range of consultation methods were utilised, including 6-8 consultation events (a combination of one-to-one meetings, drop in sessions and wider panel events) were carried out between January 2020 and November 2021, as well as meetings and presentations given to the ITLA and Residents Panel. Information on the evolving proposals has also been published in newsletters on a regular basis (at least four a year), and details have been provided online (with the opportunity to provide feedback) in light of restrictions during the Pandemic.

Feedback received through the course of this consultation programme has been taken into consideration when finalising the proposals and is evident in the final planning application.

These consultation events are considered appropriate to the scale of the development and reflect the recommended level of pre-application engagement set out in Brent's SCI, as well as the Mayor's Good Practice Guide.