

Agenda Item 04

Supplementary Information

Planning Committee on 14 June, 2022

Case No.

21/3754

Location	66 Cavendish Road, London, NW6 7XP
Description	Demolition of the existing residential building and the construction of a new part five, part six storey residential building, together with associated landscaping, cycle parking and refuse and recycling facilities.

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Recommendations:

The following amendments to the s106 Heads of Terms have been agreed with the applicants and are considered to be generally beneficial to the scheme and to add clarity to the obligations:

3. Financial contribution of £150,000 to affordable housing provision within Brent, due prior to material start.

4. Late stage viability review (drafted in line with standard GLA review clause wording) to be submitted at or after 75% occupation of the private residential development. An offsite affordable housing payment to be made where an uplift in profit above a break-even position is identified. Viability review to be based on an agreed Benchmark Land Value of £3.368m, application stage GDV of £16m, application stage Build Costs of £5,632,756 and developer profit of 17.5%. Not more than 90% of the private dwellings to be occupied until viability review approved in writing by the LPA.

5a. Detailed design stage energy assessment and initial carbon offset payment (50% of sum identified in assessment) if zero-carbon target not achieved on site, prior to material start.

5b. Post-construction energy assessment and final carbon offset payment (balance of sum identified in assessment) if zero-carbon target not achieved on site, prior to occupation.

Trees and biodiversity

Paragraph 67 states that the application would achieve an Urban Greening Factor of 0.39. However, during the course of the application the landscaping strategy was revised in order to achieve a score of 0.41, through measures such as increasing the proportion of flower-rich perennial planting and altering the green wall design. The score now exceeds the 0.4 target set out in London Plan Policy G5.

Amendments to conditions

Condition 2 (approved plans and documents) is proposed to be amended as follows, to reflect the submission of the updated Landscape Report:

"...
Landscape Report (Philip Cave Associates, September 2021) (Rev A 17.11.21)
..."

Condition 16 is proposed to be amended as follows:

"Details of materials for all external work, including samples of brick and zinc, confirmation of all RAL colours for metalwork, typical details of (drawn to an appropriate scale in each case) and materials for curved brickwork, windows (including metal solid and perforated panels, doors, privacy screens, balustrades, soffits, and including details of the external appearance of acoustic screening to external air source heat pumps, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced above foundation level. The work shall thereafter be carried out in accordance with the approved details."

This wording provides more clarity on the level and type of detail required at that stage, and has been agreed with the applicant.

Recommendation: remains to Grant planning permission subject to s106 agreement, conditions and informatives as set out in the committee report, with Conditions 2 and 16 revised as set out above.

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