

Agenda Item 04

Supplementary Information Planning Committee on 16 November, 2022

Case No. 22/2225

Location	Fairgate House, 390-400 and 402-408 (Even), High Road, Wembley, HA9
Description	Demolition of existing buildings and construction of an up to part 13 and part 17 storeys (including ground level) building comprising purposebuilt student bed spaces (Use Class Sui Generis) together with ancillary communal facilities, flexible non-residential floor space (Use Class E), cycle parking, mechanical plant, landscaping together with other associated works.

Agenda Page Number: 13-55

Clarification on distribution of the affordable student bedrooms

Within the committee report it has been referred that the affordable student accommodation would be distributed across the four types of bedrooms proposed within the scheme (within the summary of key issues). Further clarification has since been provided from the GLA who have advised they would not have any issues with the affordable bedrooms being located entirely within the cluster or studio bedrooms, subject to them being appropriately integrated with the non-affordable bedrooms to avoid any clearly segregation within the building and the affordable bedrooms must also include some accessible rooms in response of policy D5 of London Plan.

Update to Heads of Terms

Carbon offset contribution

The heads of terms makes reference to an estimated carbon offset contribution of £169,361.25. It should however be noted that the estimated figure is around £338,725 but the final figure will be confirmed when a detailed energy assessment is submitted for the section 106 agreement.

The applicant has also requested for "In the event that a material start is not made by 15 June 2023, the energy assessments submitted under a. and b. above shall comply with Building Regulations Part L 2021" to be removed from the heads of terms as this is controlled through building regulations and would be an unnecessary duplication.

Waste Management Plan

The section 106 agreement does include the requirement for a waste management plan that will require details on how waste from the development will be managed and a commitment for the waste collection for the student accommodation to be privately funded for all of the bedrooms (including the affordable student bedrooms) within the scheme, unless it has been confirmed by Veoila that they will be able to collect the waste from the loading bay outside the site. Reference is made within the remarks section of the report to a condition (paragraph 158) but for clarification this will be secured through the section 106 agreement.

Update to "Proposal in Detail"

The mixture of the 349 bedrooms is proposed as follows:

200 cluster bedrooms, 32 twodios, 117 studios (mix of 82 studios, 35 premier studios)

Update to remarks section of the report

Paragraph 19 and condition refers to a term time of 39 weeks. The applicant has requested for this to be amended to a 38 week term as the student management company has advised that a 38 week term is the standard term period for all higher education providers. It is therefore recommended that condition 3 is updated to read as follows:

The student accommodation hereby approved shall be not be occupied other than by Students for a period of not less than 389 weeks in any year unless otherwise agreed in writing by the Local Planning Authority. For the purpose of this condition, Students are defined as any person enrolled on a full time UK accredited and based further education course at a recognised higher education institution for not less than 80 % of the course time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the accommodation meets an identified need and contributes towards a balanced community.

Paragraph 63 should be amended to include reference to two distinct blended brick tones and concrete panels to distinguish the three elements of the building.

Paragraph 106 should reference 527sqm rather than 570sqm of communal amenity space. This remains at an average of 1.5sqm per bedroom

Update to conditions

Within the list of conditions under "Recommendations" condition 18 (landscaping) should be listed under pre-occupation and conditions 26 (whole life cycle carbon reporting), 27 (circular economy reporting) and 28 (BREEAM certificate) should be listed under post completion.

Condition 17 should be updated to read as follows:

*Prior to commencement of **the relevant part of the** development (excluding demolition, site clearance and the laying of foundations), details of materials for all external work, including samples to be made available at an agreed location and including details of any proposed integral bird boxes and other integral habitat boxes, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.*

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Condition 27 should be updated to read as follows:

*Prior to the occupation of the building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, within ~~six~~ **six** months of completion of the building.*

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

Update to monitoring table

It should be noted that no C3 residential homes are proposed and therefore the residential table for monitoring is not required.

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral) and the prior completion of a legal agreement