

Agenda Item 04

Supplementary Information

Planning Committee on 14 December, 2022

Case No.

22/1065

Location	Symal House and 421 Edgware Road, London, NW9
Description	Demolition of No. 421 and 423 (Symal House) Edgware Road and erection of a building of up to 20 storeys (plus basement) to provide residential dwellings, with convenience foodstore and flexible commercial units at ground floor, together with associated car / cycle parking (basement and ground floor); vehicular access (Carlisle Road / Holmstall Avenue) and highways works (including provision of delivery bay to Carlisle Road / Holmstall Avenue); private amenity space; public realm and landscaping

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Additional Revised Drawings

Following publication of the Committee report, the applicant has submitted a Revised Ground Floor Plan (D100 - 0531 - REV03) revised Mezzanine Level Plan (D100M - 0531 - REV03), and General Arrangement Plan (2158-ExA-00-ZZ-DR-L-100 Rev P4) which sees a reduction in soft landscaping on the Edgware Road frontage. The planting adjoining the kerb has been removed allowing for a 3m clear footway on the pedestrian footway to the highway and a 1m clear area from the building line.

Planting for trees continues to be provided on this frontage, however, it has now been provided in planters to ensure no interference with the services running beneath ground.

Brent's Transport Team and Principal Tree officer have reviewed the revised ground floor plan and accept the relocation of the planting and the arrangement of the trees as proposed. It is considered that the level of planting proposed is supported as it would not result in pedestrian obstruction and the trees proposed are of a sufficient distance from the building line allowing growth in the planters.

Additional Objections/Comments Received

An addition three representations were received following publication of the Committee Report. Of these only 1 was a new objector from a new address. As such, the number of objections received has increased by 1, under the consultation section the following changes are proposed:

"In response to the consultation 44 15 objections have been received"

Of the concerns raised within the additional representations, these have been covered within the published report. There was a comment submitted by a resident who was in the process of having Solar Panels installed, however, as these are not yet in situ and given the distance and orientation, the available sunlight through the main part of the day would be considered to be unaffected by this proposal. As such, no additional changes subject to the updates comments are required.

In addition a further consultation response was received from Health and Safety Executive who confirmed that they are satisfied with the fire safety design to the extent that it affects land use planning.

Updates to report

There are some minor alterations and corrections to the report as set out below.

Recommendations

For the Section 106 legal agreement, proposed obligation 9 includes the provision for a car-club operator. The published Committee Report set out a car-club should be provided on-site, however, this has been revised to include unless another 'alternative location as approved by the Council'. Obligation 9 now reads as follows:

"9. Submission and approval of Residential and Commercial Travel Plans prior to occupation of the development to achieve target of 80% of trips by non-car modes of transport, engagement with a car club operator to secure the provision of a car club on site unless an alternative location as approved by the Council where feasible and the provision of three years' free membership of a Car Club for the first resident of each residential unit."

Proposal in detail

A table is shown and the proposed level of residential floorspace is indicated at 24,995sqm which has been revised since submission. The accurate level of proposed floorspace is indicated in the revised table below, along with the updated change and total rows to which this has impacted upon.

Floorspace (GIA) by use	Existing (sq.m)	Proposed (sq.m)	Change (sq.m)
Residential (Class C3)		24,955 20,320	+20,320
Retail (Class E(a))		1,675	+1,675
Workspace / Light Industrial (Class E(g)(ii) / E(g)(iii))	1,761	215	-1,546
Office (Class E(g)(i))	2,044		-2,044
Parking and Plant	2,451	2,451	+2,451
Total	3,805	24,661	+20,856

There is a further drafting error where in the following paragraph with regard to the number of 1-bed units, within the same paragraph it is referenced that there is the provision of 81. This is incorrect and a further drafting error, the number of 1-bed units is 82 and this is correct within the table beneath this paragraph.

Additionally, the number of affordable homes is noted as 52. This should read '51 affordable homes'. This is accurately represented in the remainder of the report when affordable provision is referenced.

"A total of 252 residential flats would be provided within all three blocks, with a proposed mix of 8 studio, ~~81~~ 82 x 1-bed, 111 x 2-bed, 51 x 3-bed. ~~52~~ 51 affordable homes would be made available within the scheme".

Summary of Key Issues

In point '1. Consultation', the number of properties consulted was 222, not 107 as referenced. This is accurately set out within the Consultation section of the report.

"1. Consultation: ~~107~~ 222 properties were consulted on the proposal."

Principle of Development

Within 'Paragraph. 6' the net loss of industrial floorspace is indicated as 1,276sqm. In the table set out in the 'Proposal in Detail' section this is indicated at 1,761sqm which is accurate and should replace the figure given within P.6.

"This would result in a net loss of industrial floorspace by (from ~~1,276sqm~~ 1,761sqm to 215sqm)"

Heritage Considerations – loss of Symal House

Following review of P. 34 the heritage officer has advised that this paragraph should set out that Symal House 'is not an asset of high significance'.

"The Heritage Statement summarises the significance as 'deriving from both its architectural and historic interest, and elements of its design, including the tiling and prominent entrance under the pilotis, which give it prominence in the immediate streetscape.' The heritage officer ~~supports this view~~ has advised that this is not an asset of high significance."

Affordable Housing and Housing Mix

The table at 'P. 44' provides a figure of '45.' Within the 'Studio' column, this is a drafting error and has inserted a new paragraph number in this cell. There are no London Affordable Rent studios included within the proposal.

Within the same table, the percentage of 2-bed units throughout the development reads as 76.59%, this is a drafting error and the correct figure should be 44% for 2-bed units.

	Studio	1-bed	2-bed	3-bed	Total	% by habitable room
Private	8	69	88	36	201	76
London Affordable Rent	45.	13	23	15	51	24
Total	8	82	111	51	252	780
% of total units	3.17	32.54	76.5944	20.24	100	100

Residential Living Standards

P. 149 sets out that the number of 2-bed units is 22, which is a drafting error. There are 23 x 2-bed units within the proposal.

"The mix of homes within Block C comprises 13 x 1 bed, 22 23 x 2bed, 13 x 3 homes."

Cycle Parking

With regard to the cycle parking within the proposal P. 186 sets out that within Block's B and C, there are 308 cycle parking spaces, this is incorrect as there are actually 380 cycle spaces proposed within these two blocks combined.

P. 187 refers to 'Twenty short-stay Sheffield cycle stands'. This has been revised on the ground floor plan as revised and there are now 22 cycle parking spaces that are proposed to be provided.

"186. The remaining 308 380 cycle spaces for Blocks B and C, split into 3 stores, will be provided within the basement. A suitably sized lift to the basement is proposed from the entrance to Block B.

187. ~~Twenty~~ Twenty-Two short-stay Sheffield cycle stands will be provided around the building on the footway"

Urban Greening Factor

As initially drafted the Committee report referred to the development achieving a UGF score of 0.38, while this was not representative of the original submission, the updated ground floor plan and revised Design and Access Statement 'Landscape Strategies' (pages. 46, 60 and 61) have set out that the development achieves a score 0.37. Which is continues to be acceptable as previously stated, even with the minor shortfall from 0.4 in line with London Plan standards.

"The submission achieves a score of UGF rating of ~~0.38~~ 0.37"

Conditions

Condition 33 is for BREEAM non-domestic floorspace and has a 'Prior to first occupation' trigger. This has been revised to 6 months post occupation as it would still be able to meet the sustainable design and construction principles that the condition is aimed to achieve.

"~~Prior to first occupation or~~ Within six months of first occupation of the non-domestic floorspace hereby approved, and notwithstanding Condition 2, a revised BREEAM Assessment and Post Construction

Certificate, demonstrating compliance with the BREEAM Certification Process for non-domestic buildings and the achievement of a BREEAM Excellent rating, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the non-domestic floorspace is constructed in accordance with sustainable design and construction principles, in accordance with Brent Local Plan Policy BSUI1."

The report at paragraph. 37 makes reference to the preservation and re-use of the ceramic tiles which are present on the north and east elevations of the existing Symal House building, along with a record of the building as it currently stands. These matters were intended to be secured by way of condition, which was not included within the Committee Report as published due to administrative error. As such, the condition to be attached is set out below:

"Prior to the commencement of the development hereby permitted, a written scheme of investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall provide details of the programme of historic building recording works to be carried out within the site, including post-fieldwork reporting and appropriate publication. The historic building recording site work shall thereafter be implemented in full in accordance with the written scheme of investigation.

The recording is to be carried out on the building internally and externally in accordance with Historic England's Understanding Historic Buildings to a Level 3 standard by a professional archaeological/building recording consultant or organisation with a proven track record of delivering historic building recording. No demolition or development shall take place before the historic building recording has been completed in accordance with the written scheme of investigation approved and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that the heritage of the existing building of the site are adequately documented."

and

"No above ground development shall commence until the satisfactory re-location of the Symal House ceramic tiles, currently located to the north and east facades of the site, to an alternative part of the site that would be publically visible, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development and thereafter retained and maintained for the life of the development.

Reason: To ensure that the heritage of the existing building and ceramic tiles on the frontage of the site are adequately preserved and documented."

With regard to the ground floor retail unit and the entrance from Edgware Road and Holmstall Avenue as indicated on drawing 'D100 - 0531 - REV03, the entrance and exit doors annotated shall be retained for the lifetime of the development to allow for an active frontage for the retail unit. The condition to be attached is as follows:

"The entrance and exit doors for the 1,675sqm ground floor retail unit shown approved drawing 'D100 - 0531 - REV03', shall be retained and maintained for the life of the development, unless alternative details are agreed in writing by the Local Planning Authority.

Reason: To ensure an active frontage for the retail unit on Edgware Road".

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral), draft conditions as set out within the main committee report and supplementary, and the prior completion of a legal agreement

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