

Agenda Item 04

Supplementary Information Planning Committee on 10 May, 2023

Case No. 21/2130

Location	Olympic House, 3 and Novotel, 5 Olympic Way, Wembley, HA9
Description	Demolition of existing building at 3 Olympic Way and erection of 3 buildings of basement, ground and 9, 22 and 25 storeys (excluding rooftop plant) to provide 172 residential units (Use Class C3), new hotel accommodation comprising 260 rooms (Use Class C1) and retail food stores (Use Class E). 6-storey extension to existing hotel at 5 Olympic Way to provide 95 additional hotel rooms (Use Class C1) and amenities, extension of ground floor to create new colonnade and public realm improvements to Olympic Way. Other works associated with development include new access from North End Road, disabled car parking, cycle parking, private and communal amenity spaces, public realm works and other associated works.

Agenda page numbers: 17-94

Additional information received:

Following publication of the Committee Report, the applicant has submitted an Obscured Glazing Strategy (Rev02 – April 2023).

The Strategy confirms which secondary windows on each floor within the Central residence and the North End Road residence are to be treated with obscure glazing.

Updates to the report / conditions:

Due to the submission of the above referenced Glazing Strategy, condition 12 (on page 66 of the main report) is to be amended to read as follows;

“The development hereby approved shall be implemented fully in accordance with the Obscured Glazing Strategy (Rev02 – April 2023, any openings to the windows identified in the Strategy shall be high opening only (1.7m above internal floor level) and the Strategy shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the privacy and amenity of the neighbouring sites is not compromised.”

Environmental Health officers have confirmed that whilst suitable site investigation has been carried out to establish the nature of any below ground contamination, due to proposed areas of landscaping features within the ground the following additional condition should be attached;

“Any contamination remediation measures including soil remediation and gas protection measures, set out in the Phase 1 Environmental Assessment and Preliminary Risk Assessment (dated August 2017), required by the Local Planning Authority, for all new areas of ground level landscaping, shall be carried out in full. A verification report shall be submitted to the Local Planning Authority prior to first occupation or use of the development demonstrating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site.”

A point of clarification not referred to in the main Committee Report is that two new external roof terraces are proposed at 11th and 17th floors, these will serve guests of the existing Novotel.

Recommendation: Remains that the Committee resolve 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 report, and the prior completion of a legal agreement to secure the planning obligations as set within the main committee report.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated within the

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main committee report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out within the main committee report and supplementary report.

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