

Agenda Item 05

Supplementary Information Planning Committee on 10 May, 2023

Case No. 22/4249

Location	32 District Road, Wembley, HA0 2LG
Description	Demolition of existing building and construction of a two-storey block of flats to provide 4 residential units (Use Class C3), with associated landscaping and boundary treatments, refuse and cycle storage for bikes.

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Urban Greening Factor

Following publication of the Committee report, the applicant has submitted calculations of the Urban Greening Factor. This sets out that the proposed scheme offers a factor 0.4199 and as such exceeds the 0.4 requirement set out within Policy BH4 of Brent's Local Plan but no UGF Masterplan has been submitted to show the location of the various landscape aspects. It is therefore recommended that further details of the urban greening factor are secured by condition (*as set out within condition 13) to maximise the urban green factor (UGF) for the site in line with policy BH4 of Brent's Local Plan 2019-2041, including the requirement to submit a UGF Masterplan and score in line with the London Plan Open Space Categorisation.

Recommendation:

Remains to grant planning permission subject to conditions and a legal agreement.

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