

Supplementary Information

Planning Committee on 9 August, 2023 Case No.

22/1145

Location Prospect House, North Circular Road, Stonebridge, London, NW10 7GH
Description Demolition of existing building and erection of a 23 storey building to provide 139 units (Use Class C3) and 801sqm of creative light industrial floor space (Use Class E(g)(iii)) together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas, public realm improvements and associated works (DEPARTURE FROM POLICY: E4 OF THE LONDON PLAN AND BE2 OF BRENT'S LOCAL PLAN)

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Members are advised to a correction in relation to the height of the commercial units reported at paragraph 133 of the report. Approximately 70% of the workspace located at first floor level will have 4m floor to ceiling heights, while the remainder, including the workspace located at ground level will be 3.5m in height. A floor to ceiling height of 3.5m is the minimum requirement for creative studios, as noted in the GLA's Intensification and Co-Location Study (2018). The proposed heights are supported by the Council's Regeneration Team.

At paragraph 157 of the report, with particular reference to the age group that the quantum of playspace would cater for, it should read 0-4yrs age group not 0-5yrs age group.

Recommendation:

Remains approval subject to the conditions set out in the Committee report, the completion of a satisfactory Section 106 agreement, and the Stage II referral to the Mayor of London.