

## Agenda Item 03

### Supplementary Information Planning Committee on 24 October, 2023

Case No. 22/0784

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Location	Wembley Point, Wem Tower, 1 Harrow Road and 5-15 Harrow Road, Wembley, HA9
Description	Redevelopment of site including the erection of 3no. buildings up to 32 storeys in height, comprising 515 residential dwellings (Use Class C3), flexible commercial floor space (Use Class E), indoor sports facility (Use Class E) and associated parking, landscaping and enabling works APPLICATION SUBJECT TO AN ENVIRONMENTAL STATEMENT

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#### **Additional comments received**

An additional objection has been received. The objection relates to the impacts of tall buildings on Television signals, traffic and pressure on local amenities. This concern has previously been addressed within the main body of the previously published Committee Report.

#### **Update to "Proposal in Detail"**

The number of homes within building A should read as follows:

"266 homes comprising ~~84~~ 85 no. one bedroom homes, ~~478~~ 177 no. two bedroom homes and 4 no three bedroom homes".

The number of homes within Building C should read as follows:

"a total of 249 homes with an overall mix of ~~46~~ 116 no. 1 bedroom homes, 58 no. 2 bedroom homes and 75 no. 3 bedroom homes"

#### **Update to "amendments since submission"**

Within Building A and C the introduction of the second stair core was introduced to serve all floors after the mandatory requirements for second stair cores in Buildings of over 18m high.

#### **Update to "detailed considerations"**

Paragraph 2 to be amended to read as follows:

"The proposal includes approximately ~~4,505~~ 1,775sqm of non-residential space which is proposed to fall within Use Class E".

Paragraph 3 to be amended to read as follows:

"Building ~~C~~ B is entirely non-residential (with the exception of cycle parking) and is proposed to contain approximately ~~878~~ 887sqm over three floors".

Paragraph 73 to be amended to read as follows:

"Building A would contain 266 residential homes, all of which would be private. The mix of units comprise ~~84~~ 85 no. 1 bedroom homes, ~~478~~ 177 no. 2 bedroom homes and 4 no. 3 bedroom homes".

Paragraph 75 to be amended to read as follows:

"The dwellings are accessed via two cores, one located from Harrow Road frontage (known as Building C.2 serving the affordable and intermediate homes) and one located from within the public square along the

*Document Imaged*

south western side of the building (known as Building C.1 serving the private and intermediate homes)".

### **Amendments to trigger points of conditions**

The time trigger for conditions 19 (maintenance and inspection of river wall), 20 (detailed construction methodology), 23 (pre-development CCTV survey of the culvert) , 24 (contaminated land), to be amended from "prior to development commencing" to "prior to development commencing (excluding site clearance and demolition)"

The time trigger for condition 29 (external materials) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to "prior to commencement of the relevant building"

The time trigger for condition 37 (layout and access to cycle stores) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to " prior to commencement of works above ground level"

The time trigger for conditions 33 (Flood Warning and Evacuation Plan), 34 (Details of habitat creation - floating reed beds), and 36 (management of access to the site for refuse vehicles and emergency vehicles) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to "prior to first occupation of the development"

**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**

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