

Supplementary Information

Planning Committee on 7 August, 2024 Case No.

21/2587

Location	Hereford House and garages, Carlton Vale & Exeter Court, Cambridge Road & Open Space and Play Area, Granville Road, London, NW6
Description	Full planning application for the demolition of the existing Hereford House and Exeter Court buildings and the construction of four new residential buildings ranging from 3-13 storeys, the provision of flexible non-residential floorspace at ground floor of Block C1, a new public urban park and new access road along the western side of the site, cycle and blue badge car parking and associated infrastructure

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Supplementary Report

Updated TfL contribution:

Following further discussions, Transport for London have revised and reduced their bus contribution to £149,500 based on the net increase of 23 trips within the latest Transport Assessment.

Amendments to conditions

Within the recommendations and draft notice, the conditions have been re-ordered to read compliance, pre-commencement, post-commencement and pre-occupation. The revised list is set out below:

Compliance

1. 3 Year Time Limit
2. Approved Drawings/Plans
3. Affordable Unit Mix
4. Private Unit Mix
5. Accessible Homes
6. Commercial Floor Space
7. Refuse and Cycle Stores
8. Parking Permit Restrictions
9. Resident Access to Communal Courtyard
10. Public Access to Open Space
11. Restriction on Permitted Development Rights for Block D
12. Non-Mobile Machinery
13. Water Consumption Targets
14. Flood Risk Assessment and Drainage
15. Non-Mobile Machinery
16. Fire Evacuation Lifts
17. Fire Safety Strategy
18. Compliance with Noise Assessment
19. S106 agreement – Freehold/Leasehold Interest

Pre-commencement

20. Bat Emergence Survey
21. Peregrine Survey
22. Arboricultural Method Statement and Tree Protection Plan
23. Construction Management Plan

24. Construction Logistic Plan
25. Employment and Training Plan
26. Updated Preliminary Ecological Assessment

Post- commencement

27. Contamination Land, Remediation and Verification
28. Energy Assessment
29. Digital Connectivity
30. South Kilburn District Heat Network
31. Overheating Assessment
32. Piling Method Statement
33. Highway works
34. External Materials
35. Construction Detailing
36. Microclimate Assessment
37. Communal Television System
38. Hard and Soft Landscaping
39. External Lighting

Pre-occupation

40. MoU – Bus Services
41. MoU – Play Space
42. Car Parking Management Plan
43. Travel Plan
44. Delivery and Servicing Plan
45. Nominations Agreement
46. Whole Life Carbon Cycle
47. Circular Economy
48. Plant Noise

Condition 13/14

Originally numbered Condition 13 and proposed Condition 14 on Flood Risk and Drainage has been reworded to remove 'Notwithstanding the approved plans'.

Condition 17/18

Originally numbered Condition 17 and proposed Condition 18 on Noise Impact Assessment has been revised to related to compliance to the submitted Assessment to read:

The development shall be carried out in full accordance with the submitted Noise Impact Assessment Report 17334.NIA.01 Rev B prepared KP Acoustics dated 11/05/2021 and all mitigation measures outlined in this document.

The mitigation measures set out shall be fully implemented prior to occupation. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: In the interests of the amenities of future occupiers.

Condition 19

Proposed Condition 19 has been added to include a S106 agreement – freehold/leasehold interest to read:

In the event that the Council transfers a freehold or leasehold interest in any part of land within the planning application boundary, no works (or no further works as the case may be) shall be carried out under this planning permission unless the transferee of the freehold or leasehold interest is bound by a S106 agreement, which secures the following planning obligations:

- *affordable housing provisions and nomination agreement as required by Conditions 3 and 45;*
- *the requirements to restrict parking permits as required by and set out within Condition 8;*
- *public access to open space as required by and set out within Condition 10;*
- *the requirements for training and employment of Brent residents required by and set out within Condition 25;*
- *the requirements for Energy, CO2 reduction and carbon-offsetting required by and set out within Condition 28;*
- *the highways works required and set out within Condition 33;*
- *the contribution to bus services required by and set out within Condition 40;*
- *the contribution to play space required by and set out within Condition 41*
- *the requirements for submission and implementation of a revised Travel Plan required by and set out within Condition 43;*
- *the nominations agreement required by and set out within condition 45;*

and any other planning obligation(s) considered necessary by the Head of Planning.

Reason: To ensure that the potential impacts of the development are mitigated through the obligations set out within the Section 106 legal agreement.

Condition 22/38

Originally numbered Condition 22 and proposed Condition 38 relating to Hard and Soft Landscaping has been revised to remove reference to equivalent tree canopy cover and replaced this with 'a minimum of 140 new trees overall including a minimum of 45 newly planted trees within the public realm area of 4.0m canopy diameter'. This is based on a calculation of the existing canopy lost.

Additionally, the reference to the specific Ecological Appraisal 'V 2.0 prepared by The Ecology Consultant dated 02.01.2019' has been removed, to be replaced with Preliminary Ecological Appraisal.

Condition 25(a)

Originally numbered Condition 25(a) and proposed Condition 25(a) has been amended from:

Prior to commencement of the development (including demolition and site clearance) a Construction Employment and Training Plan shall be submitted to and approved in writing by the local planning authority.

to

Prior to commencement of the development a Employment and Training Plan in line with the requirements set out within Brent's S106 SPD shall be submitted to and approved in writing by the local planning authority.

Condition 26

Proposed Condition 26 has been added requesting an Updated Preliminary Ecological Assessment to read:

Prior to development commencing, an updated Preliminary Ecological Assessment shall be submitted to and approved in writing by the Local Planning Authority, setting out existing ecological value of the application sites, any mitigation proposed in relation to protected species, and measures to demonstrate a net gain in biodiversity. The development shall thereafter be carried out in full accordance with the approved details.

Reason: In order to ensure that the development results in no net loss to biodiversity and does not harm any protected species.

Pre-commencement reason: The condition seeks to exercise control over the construction phase of the development to protect the existing ecology and therefore needs to be discharged prior to construction.

Condition 27 and 28/27

Originally numbered Condition 27 and 28 and proposed Condition 27 relating to Contaminated Land have been merged.

Condition 29/34

Originally numbered condition 29 and proposed Condition 34 relating External Materials has been revised to include details of doors alongside windows.

Condition 35/28

Originally numbered condition 35(d) and proposed Condition 28 relating to 'Be Seen' Energy requirements has been reworded from

Following the construction of the building, the applicant shall enter into a Memorandum of Understanding with Greater London Authority in order to demonstrate compliance with the 'Be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

to

Prior to the occupation of any phase of development, details of 'Be Seen' Monitoring in line with the 'Be Seen' energy monitoring guidance shall be submitted to and approved in writing by the Local Planning Authority setting out how the development shall monitor and report actual operational energy performance to comply with London Plan Policy SI 2. The development shall thereafter be carried out in accordance with the approved details. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Condition 38/36

Original number Condition 38 and proposed Condition 36 relating to Wind Microclimate has been amended to remove the specific measures from:

mitigation measures: solid or porous screens (at least 50% solid area) measuring at least 2m in height and 1m in width adjacent to entrances along the western façade of Blocks A and B

to

mitigation measures along the western façade of Blocks A and B

Recommendation: Remains to Grant Consent subject to conditions as set out within the committee report and supplementary, and stage 2 referral to the Mayor of London.

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