

Agenda Item 04

**Supplementary Information
 Planning Committee on 16 October,
 2024**

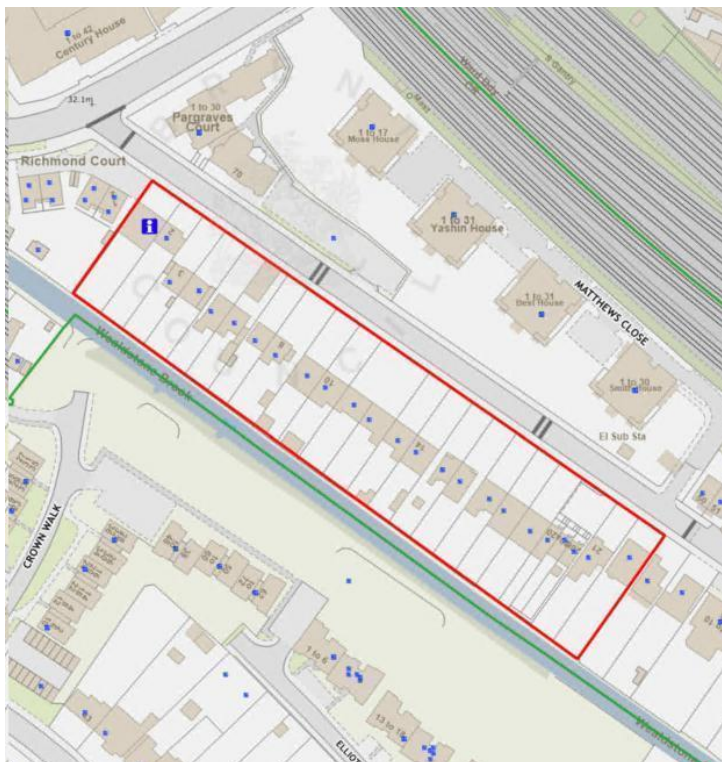
Case No. 23/3440

Location 1-22 Brook Avenue, Wembley, HA9 8PH
 Description Demolition of all buildings and structures and comprehensive redevelopment of the site to provide two linked blocks of between 6 and 15 storeys (including mezzanine storey) comprising large scale purpose built shared living (LGPBSL) units (sui generis) and two linked blocks of between 4 and 9 storeys comprising residential units (Use class C3), ground floor commercial/community use units (Use class E/F), ancillary facilities and shared internal and external amenity space, associated highway works, blue badge parking, cycle parking, refuse stores, landscaping and access arrangements.

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1. Members are advised of the following corrections and clarifications:

- Page 7, item 13 of the s.106 obligations (carbon off set amount) is estimated to be £125,932, as per Table 10, page 78.
- Page 11, Site Plan – formatting issue corrected to show entire redline boundary



- Page 12 Land Use Details – corrections to the GIA (more accurately measured by the applicant):

Site area (ha):	1.4ha
Use Classes	

	Use Description	Use Class	Unit Nos.	Family Dwellings	Floorspace (m ²) (Gross Internal Area)
Existing	Residential	C3	24		4,145m ²
Proposed	Residential	C3	100	26	9,849m ²
	Co-Living	Suis generis	517	n/a	19,791m ²
	Commercial	E/F	3		198m ²
Total Proposed					<u>29,838m²</u>

- Cycle parking numbers have been amended:

	Car Parking Spaces (General)	Car Parking Spaces (Disabled)	% EVCP	Cycle Parking			
				Co-living (Blocks A&B)		C3 (Blocks C&D)	
				Long Stay	Short Stay	Long Stay	Short Stay
Existing				-	-	-	-
Proposed	0		0	<u>388</u>	11	<u>187</u>	11

- Page 13, the UGF should be 0.57 **not** 0.73
- Page 30 (Para.30) should read "...this should equate to 287no. dwellings..." **not** "...271no. dwellings..."
- Page 41 (para 74), corrections to floor areas (more accurately measured by the applicant):

"The total net internal floorspace (NIA) of the development is 19,583sqm, comprising of 12,696sqm for the co-living element and 6,887sqm for the C3 dwellings. The proportion of C3 floorspace therefore equates to 35.2% of the total provision thereby satisfying the minimum threshold of 35%. Moreover, the tenure mix proposed is a policy compliant 70% low-cost social rent and 30% intermediate rent. The proposal, with regard to affordable housing, satisfies the requirements of the London Plan and the Local Plan, subject to an early stage review mechanism"

2. **Conditions:**

- Condition 2 (approved drawings/documents) - Condition number does not appear.
- Condition 3 (C3 dwellings) - revised wording: The development hereby approved shall contain 100 residential units as detailed in the drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
- Condition 4 (co-living units) – additional wording: The development hereby approved shall contain

517 co-living units (Use Class sui generis), as detailed in the drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority

- Condition 5 (commercial/community space) – revised wording and to confirm the Use Classes

“The development hereby approved shall provide 198sqm of commercial / community floorspace within Use Class E/F as detailed within the drawings hereby approved, and shall not be used for any other purpose, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instruments revoking and re-enacting those Orders with or without modification.”

- Condition 6 (EVCP) – to be deleted as these will be secured as part of the s278 works.
- Condition 8 (on-site facilities) – reference to “car parking” is deleted as this will be secured through the S106 Agreement.
- Condition 9 (delivery and servicing plan) – revised wording: The development shall be carried out in accordance with the Delivery & Servicing Plan October (2022), prepared by Yes Engineering Group Limited, unless an alternative strategy is submitted to and approved in writing by the Council and thereafter implemented in full accordance with the approved plan throughout the lifetime of the development
- Condition 15 (piling) – revised wording: No piling shall take place until a Piling Method Statement (detailing the depth and type of any piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- Condition 16 (contamination) – revised wording to split condition into 2 parts:
 - (a) Prior to the commencement of development (excluding site clearance and demolition), a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present within that Phase. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building works that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors.
 - (b) Any soil remediation required by the Local Planning Authority shall be carried out in full in accordance with the approved remediation works. Prior to the occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority stating that remediation has been carried out in accordance with the approved remediation scheme and the land is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

- Condition 17 (drainage strategy) - Spacing added between "...who is responsible for carrying out the maintenance" and "The approved maintenance plan..." to make it clearer that the maintenance plan is to be implemented in accordance with the approved details.
- Condition 18 (future DHN connectivity) – delete "The development shall be completed in accordance with the approved details thereafter unless otherwise agreed in writing by the Local Planning Authority."
- Condition 24 (landscape and ecological plan) – delete reference to "(except privately owned domestic gardens)"
- Condition 45 (flood risk)– removal of additional bullet points
- Condition 46 (obscure glazing) – revised wording to refer to 1.7m and **not** 1.75m. Spelling errors corrected.
- Condition 49 (arboricultural method statement) – should read:

"...detailed at (**Monitoring and Supervision** section) of the AMS report..."

- Condition (whole life carbon) – wording did not carry over. Should read:

Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the published guidance.

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.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

- Condition (completion report) - wording did not carry over. Should read:

Prior to the occupation of any phase of development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy

Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance 2022. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the

local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Recommendation:

Remains approval subject to the conditions set out in the Committee report and as updated above, together with completion of a S106 Legal Agreement and stage 2 referral to GLA.

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