

Agenda Item 04

Supplementary Information Planning Committee on 13 November, 2024

Case No. 23/1426

Location	Glynns Skip Hire, Fifth Way, Wembley, HA9 0JD
Description	Demolition of existing buildings and structures and erection of up to seven buildings ranging in height from 5 to 15 storeys to provide purpose built student accommodation (Use Class Sui Generis), light industrial (Use Class E(g)(iii) and cafe (Use Class E(a)) floorspace, car and cycle parking, amenity space (internal & external), new public realm, landscaping, alterations to vehicular access, highway works and other associated works. (REVISED plans and supporting technical information received)

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Further representations received:

One additional (neutral) representation has been received after the report was published, from a member of Wembley History Society. This refers to the site's former historic use as a train station (the 'Exhibition Station'), on a loop line that was specially installed to bring visitors into the heart of the British Empire Exhibition site. It also refers to a former bridge (the "Old London Bridge"), which was at the southern end of the site. This bridge spanned the railway lines and provided visitor access during the Exhibition.

It is suggested that the site's heritage ought to be remembered as part of any redevelopment and is requested that, should the application be approved, it is subject to a heritage condition. The condition would require the installation of local history panel commemorating the British Empire Exhibition history of the site.

Members are advised of the following corrections and clarifications to the published report:

- Para 101 (page 28) – this should be amended to read:
“Building offsets proposed to the western boundary, at ground floor, range between 8.1m and 7.43m (buildings A and B), for C between 7.2m and 7m, and for D and E between 4.65m and 10.76m. On the lower upper floors (1 – 5) some stepping forward and setting back of buildings is proposed. As result of this building A and B offsets on floors 1-5 range between 4.5m and 8.57m, for C a distance of 4.1m is maintained, and for D and E between 5.4m and **18.5m** ~~46.4m~~. On the upper floors (6 - 12) building offsets range between **4.2m** ~~4m~~ and **5.5m** ~~5.63m~~. On the top floor (13) it is just buildings B and E that extend this high, and offsets of 4.7m and 5.5m are provided respectively.”
- Para 110 (page 29) – this should be amended to read “for building F a separation of **10.3m to 11.5m** ~~40m~~ is provided to the neighbouring development directly to the west”.
- Item 4 in the 'Recommendations' section (page 28) – this should be amended, so that it reads:
“Applicant to use reasonable endeavours to enter into Agreement with one or more Higher Education Providers to secure nomination rights for at least 380 of the student bedrooms, including all of the affordable student accommodation bedrooms. Communal facilities including refuse storage, cycle storage, internal and external communal areas to be available equally to all students without additional charges.”
- On page 32 in the 'Existing' section the text “*neighbouring (former) Kelaty House and*” should be deleted as this site is not included within Site Allocation BC9A9.
- On page 33 in the “**Affordability and mix of student accommodation**” sub-section, the text should be amended so that “51% of rooms” is replaced with “380 of the student bedrooms, including all of the affordable student accommodation bedrooms”.
- On page 39 correct policy references to refer to:

GG1: Building strong and inclusive communities

GG2: Making the best use of land

And add reference to policies;

GG3: Creating a healthy city

GG4: Delivering the homes Londoners need

GG6: Increasing efficiency and resilience

D2: Infrastructure requirements for sustainable densities

- On page 41 it should be noted the Mayor of London Fire Safety LPG is still in *draft*.
- On page 44 (para 28), the number of new homes that 759 student bedrooms would equate to is 304 **not** 306.
- On page 45 (para 29), this should read 38 weeks **not** 39 weeks.
- On page 56 (para 118), this should be corrected so that instead of including the text “*to apply these rigidly*” it should say “*to apply these flexibly*”.
- On page 59 (para 145), this should read “*Buildings A and B contain flank wall directional windows facing east west towards Latif House, and these buildings are set away from the shared boundary*”.

Conditions:

- Condition 45 (Delivery & Servicing Plan) should be amended to include additional wording “*more than*” – revised wording of the second paragraph should read;

“Details of how access for delivery vehicles to the service yard to the north-east of building G are to be safely accommodated and managed on site shall also be provided. This shall include details of an advanced delivery booking system and measures to prevent unauthorised vehicle access to this yard, including vehicles with **more than** a maximum length of 6.7m and maximum width of 2.2m to be allowed to enter the service yard and a maximum of two vehicles at any one time to enter the yard.”

- An additional heritage condition is also recommended having considered the Wembley History Society comments referred to above. This should read;

“Prior to commencement (but excluding demolition, site clearance and enabling works) details of the introduction of an illustrated local history panel or plaque shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council’s Heritage Officer, Brent Museum and Archives and Wembley History Society.

Details of which shall include but is not limited to the following:

- Description of the historical significance of the site and commemorating the British Empire Exhibition history of the development site, including the Exhibition Station, Never-Stop Railway and King’s Gate Bridge.
- Identification of a suitable location within the site where the panel can be installed where it can be easily viewed by the general public.

The historical panel or plaque shall thereafter be installed in accordance with the approved details prior to first occupation of the development hereby approved, and thereafter retained throughout the lifetime of the development.

Reason: In the interest of local history.”

Recommendation: Remains that the Committee resolve to GRANT planning permission subject to the conditions set out in the Committee report and as updated above, together with the application’s referral to the Mayor of London (stage 2 referral) and the prior completion of a satisfactory s106 legal agreement.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions (including to delete, vary, or add conditions, Informatives, planning obligations or reasons for the decision).

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