

Agenda Item 06

Supplementary Information Planning Committee on 11 December, 2024

Case No.

20/4143

Location	403-405 Edgware Road, Cricklewood, London, NW2 6LN
Description	Demolition of existing building and basements and replacement with mixed-use development (26,677 sq. m GIA) incorporating 22 storey building and 3 basements, comprising: flexible light industrial (Class E)/B8 employment space (in accordance with Part 3 of Schedule 2 (Class V) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)); Class C1 Hotel (including ancillary gym, spa and swimming pool); Class F.1 Conference Centre; Class F.2 community hall; basement car parking accessed from Oxgate Lane; cycle parking; internal service yard; coach drop-off lay-by; management and back of house areas; plant; roof garden and outdoor terraces; public realm improvements and associated works. (REVISED DESCRIPTION AUGUST 2024 - SEE REVISED DRAWINGS AND SUPPORTING DOCUMENTS ON WEBSITE).

Agenda Page Number: 165-214

Amendments to main report:

- Within the consultation section, representations made on behalf of the Wing Yip site are referred to on page 172. The first point noted in the summary of comments made on their behalf is 'lack of engagement with Wing Yip site from the applicant'. The agent has responded to this point, stating that there have been discussions with the Wing Yip site on several occasions during pre-application discussions (pre-submission of the application). The agent has also re-iterated the approach to wider consultation and engagement, which is set out in the 'Statement of Community Involvement' section of the report.
-
- Paragraph 43 within the 'Community uses' section repeats the points made in para. 41, and is therefore omitted.
- Paragraph 76 – reference to the presence of kitchenettes and en-suite toilet and shower are omitted. Despite this, the proposed hotel rooms are considered to be of an acceptable quality.
-
- Paragraph 79 – there is no car lift included in the plans, however there is access to the basement parking from the ground floor lobby.
-
- Paragraph 145 – reference to TfL contributions towards "station improvements" is incorrect. To clarify, contributions are still sought towards cycle routes and bus services.

Recommendation: Officers continue to recommend that permission is granted, subject to the heads of terms and conditions set out in the original committee report.

DocSuppF