

Agenda Item 04

Supplementary Information

Planning Committee on 11 June, 2025

Case No.

24/1735

Location	96, 96A-B, High Road, London, NW10 2PP
Description	Demolition of existing dwellinghouses and outbuilding and erection of a four-storey building comprising 25 residential dwellings, part retention and upgrade of the original police station building as flexible commercial space with associated infrastructure works including private and communal space, cycle storage and public realm improvements.

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Additional objection/comments received

The number of objections received should be 47 as opposed to 46 in the Committee Report.

Since the publication of the Committee Report, Cllr Donnelly-Jackson Cabinet Member for Housing and Residents Services and Ward councillor for Roundwood Ward made comments 'neither objecting to or supporting the planning application'.

Comments raised concerns relating to, privacy, impact to residential amenity at number's 6 and 8 Huddlestone Road including impact to use of gardens in urban area and resident's wellbeing.

An additional objection was received from Councillor Long, querying how will the planning authority ensure that the development is built according to the agreed plans and conditions, referencing the applicant having a history of not building according to specification.

Planning applications are required to be built in accordance with the approved plans and planning conditions. If a breach of planning occurs then the matter would be investigated by the Planning Enforcement Team and any necessary enforcement action taken.

Clarification on impact to Willesden Green Conservation Area

At Paragraph 95 of the Committee Report it states that it is considered that there would be no harm to the character and appearance of the Willesden Conservation Area. Paragraph 96 of the Committee Report stated that Historic England did not find any harm in relation to the proposal upon the setting of nearby listed buildings or in relation to the character and appearance of the Willesden Green Conservation Area.

However, this should be corrected as Historic England noted that 'the ancillary ranges are elements that make a positive contribution to the conservation area's character, and in line with this policy test, their demolition would cause harm. We consider the harm to be at the low end of 'less than substantial'. In determining the application, it will be for your Council to consider whether this harm would be outweighed by public benefits in accordance with Paragraph 208 of the NPPF.'

As outlined within the Conclusion at Paragraph 319 the proposal would result in less than substantial harm to the Willesden Green Conservation Area, such harm is significantly outweighed by the benefits of the scheme.

Similarly, the Heritage part of the 'Summary of Key Issues' part of the development should be corrected to confirm that Historic England did identify harm to the Willesden Conservation Area and that the harm would be at the low end of 'less than substantial'.

Recommendation: Remains that the Committee resolve to GRANT planning permission subject to the conditions set out in the Committee report, together with the prior completion of a satisfactory s106 legal agreement.

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