

Agenda Item 04

Supplementary Information

Planning Committee on 4 August, 2025 Case No.

25/0413

Location	Matalan Discount Club, Cricklewood Broadway, London, NW2 6PH
Description	Demolition of the existing building and erection of 2 buildings ranging from 3 to 9 storeys comprising student bed spaces and ancillary facilities with commercial floorspace on the ground floor.

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Since the publication of this report, in response to Officers comments, revised and additional documents have been submitted (plans, sections, elevations and reports) showing:

- 1) a reduction in massing of the proposal along the western boundary of the site with Stoll Close with a revised roof profile
- 2) an enlargement of the bicycle store to Block A and reduction in post room, enlargement of bicycle store to Block B and reduction in electrical plant room, and revised bicycle store layouts
- 3) updated landscape along Temple Road and updated Arboricultural report, Ecology and Biodiversity documents

1. Reduced Massing

The revised design and massing would reduce the single storey element of Block B containing bicycle stores, water tanks and plant rooms.

This part of the development would be reduced from a 5m height on the boundary to a 3m height on the boundary with a pitched 45 degree roof profile spanning 2.2m in width then adjoining the 5m height single storey element of Block B, creating a chamfered edge. This reduced roof profile would span the entire length of the single storey element, the vast majority of the boundary excluding the substation.

The revisions directly relate to paragraphs 136 to 138 of the Committee Report regarding the impact to adjoining neighbouring properties of Oswald Terrace and Stoll Close. As a result of the reduction, the building envelope at the boundary would predominantly accord with the 45 degree line (excluding the parapet). Therefore, the reduction in massing would improve the relationship between the development and No.1 Oswald Terrace's rear garden and the rear boundary on No.1-32 Williams House that adjoins car parks and shared amenity space areas. Although the 3m single storey would still exceed the height of the existing boundary fence, from these neighbouring vantage points, the development would be less dominating and opposing and neighbour residents would experience greater outlook that the previously proposed design with a sense that the development was set further away.

This substitutes proposed drawings:

- BBP0612-310 REV C- Proposed Elevations 1 and 2
- BBP0612-311 REV C- Proposed Elevations 3 and 4
- BBP0612-312 REV C- Proposed Elevations 5 and 6
- BBP0612-313 REV D- Proposed Elevations 7 and 8
- BBP0612-314 REV C- Proposed Elevations 9 and 10
- BBP0612-315 REV C- Proposed Elevations 11 and 12
- BBP0612-200 REV G Proposed Ground Floor Plan
- BBP0612-201 REV G Proposed Level 1 Plan
- BBP0612-202 REV G Proposed Level 2 Plan
- BBP0612-203 REV G Proposed Level 3 Plan
- BBP0612-204 REV F Proposed Level 4 Plan
- BBP0612-205 REV F Proposed Level 5 Plan
- BBP0612-206 REV F Proposed Level 6 Plan
- BBP0612-207 REV F Proposed Level 7 Plan
- BBP0612-208 REV F Proposed Level 8 Plan
- BBP0612-209 REV F Proposed Level 9 Plan

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- BBP0612-210 REV D Proposed Roof Plan

with:

- BBP0612-310 Rev D Proposed Elevations 1 and 2
- BBP0612-311 Rev D Proposed Elevations 3 and 4
- BBP0612-312 Rev D Proposed Elevations 5 and 6
- BBP0612-313 Rev E Proposed Elevations 7 and 8
- BBP0612-314 Rev E Proposed Elevations 9 and 10
- BBP0612-315 Rev D Proposed Elevations 11 and 12
- BBP0612-200 REV I Proposed Ground Floor Plan
- BBP0612-201 REV H Proposed Level 1 Plan
- BBP0612-202 REV H Proposed Level 2 Plan
- BBP0612-203 REV H Proposed Level 3 Plan
- BBP0612-204 REV G Proposed Level 4 Plan
- BBP0612-205 REV G Proposed Level 5 Plan
- BBP0612-206 REV G Proposed Level 6 Plan
- BBP0612-207 REV G Proposed Level 7 Plan
- BBP0612-208 REV G Proposed Level 8 Plan
- BBP0612-209 REV G Proposed Level 9 Plan
- BBP0612-210 REV E Proposed Roof Plan

Along with the additional proposed drawings to be added:

- BBP0612-410 Rev A Section A-A
- BBP0612-414 Rev A Section E-E
- BBP0612-416 Rev A Section G-G
- BBP0612-417 Rev A Section H-H
- BBP0612-604 Rev A Aerial View Looking North East

2. Bicycle Stores

The revised ground floor plan 'BBP0612-200 REV I Proposed Ground Floor Plan' also includes an enlarged the bicycle store to Block A and Block B in order to accommodate the bicycle requirement for the development. The enlargement in Block A has been facilitated by reducing the Post Room. The enlargement in Block B has been facilitated by slightly reducing the electrical plant room. These changes have helped to ensure there is capacity in these spaces for the cycle parking spaces required and it will not have an additional impact to the internal or external student amenity areas or the commercial floor space. The details of the cycle parking and storage provision will still be secured by Condition 15 to ensure all cycling guidance is met.

3. Landscape

The ground floor plan has been revised to accommodate more landscaping within the site and the red line boundary along Temple Road. The revised plan results in a better arrangement in this location by retaining the street parking and adjusting the kerblin while retaining a clear footway along Temple Road. The landscaping is therefore relocated closer to the buildings, reducing the need for Brent to adopt the planting as part of the highway as it remains in the applicant's control. This updated landscape layout has resulted in the retention of two trees on Temple Road, additional trees and planting against the building along Temple Road and the landscaping along Cricklewood Broadway and Longley Way marked as indicative (as this under the control of Brent Highways). This, in turn has marginally reduced the Urban Greening Factor (UGF) score, reduced the amount of off-site units for Biodiversity Net Gain (BNG) required and revised the Arboricultural report and drawings. The scheme will therefore deliver more greening and trees on site and will aid to visually soften the building's appearance. As before, final landscaping details will be secured by Condition 28.

In line with the revised roof design of the single storey element described above, the changes to the green roof have also been reflected in amended UGF and BNG figures.

Specifically, paragraphs 208-210 of the committee report discuss the removal and provision of trees. The revised landscaping retains two trees on Temple Road reducing the loss to 24 trees over 26. The development also now delivers 52 individual trees and a net gain of 28 as opposed to the 41 and 27 set out in the report.

Paragraph 218 outlines the BNG delivery, the revised landscaping now exceeds these figures with a delivery of 2.86 units equating to a net gain of 1.84 units or 180.34%. The trading rules have still not been satisfied with regards to the loss of urban on site trees, which will continue to be secured in the S106 legal agreement with the purchase of 0.16 off site habitat units.

Paragraph 226 states the UGF factor as 0.49, this been altered to 0.48 which continues to exceed policy targets.

This substitutes proposed drawings and documents:

- L19401-TLP-PA03 Rev A - Landscape Masterplan
- 'Pre-development and Post- development Habitat Survey Report for Calculation of Biodiversity Net Gain For Cricklewood, Student Resi (2024)' Rev A dated 21.05.2025 created by thelandscapepartnership
- '317 Cricklewood Broadway, London Tree Survey review, Arboricultural Impact Assessment and Arboricultural Method Statement for Ziser London' dated 30.01.2025 created by thelandscapepartnership
- 'The Statutory Biodiversity Metric' dated 24th January 2025 created by thelandscapepartnership
- '317 CRICKLEWOOD BROADWAY STUDENT HOUSING - LANDSCAPE DESIGN STATEMENT' dated January 2025 created by thelandscapepartnership

With:

- L19401-TLP-PA03 Rev C Landscape Masterplan
- Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain Rev B July 2025
- Tree Survey review, Arboricultural Impact Assessment and Arboricultural Method Statement Rev A July 2025
- Statutory BNG Metric Calculations
- The Urban Greening Factor Table (within the Landscape Design Statement page 39)
- L19401-TLP-PA04 Rev A Green Roof Strategy (page 29 within the Landscape Design Statement)

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 or other duly authorised person is delegated authority to negotiate the legal agreement indicated above.

That the Head of Planning or other duly authorised person 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).