

Agenda Item 04

Supplementary Information

Planning Committee on 5 August, 2026 Case No.

26/0225

Location	Brent NHS Primary Care Trust, Wembley Centre For Health & Care, 116 Chaplin Road, Wembley, HA0 4UZ
Description	Demolition of existing buildings to provide within buildings of between 3 and 6 storeys, 108 residential units (Use Class C3) and car parking spaces together with associated public realm, landscaping and highway improvements, cycle parking and stores, and all other associated and ancillary works.

Supplementary Report

Agenda Page 47-126

Since publication of the Committee Report, a change has been made to the proposed wording of the parking condition within the 'Proposed amendments to planning conditions following July 2026 Committee' section of the report.

Condition 34 has been amended to ensure the submitted Car Parking Management Plan also confirms details of car parking space lease arrangements. The updated condition wording is proposed as follows (additional text underlined):

Prior to first occupation of the development hereby approved a revised Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- *details to confirm only Blue Badge holders will be allocated permits for accessible parking bays;*
- *how demand for accessible parking bays will be kept under review;*
- *the process for allocation of permits and the duration of the permit details confirming parking space lease arrangements (including duration of any lease, licence or other comparable arrangement which for the avoidance of doubt shall be on a short-term basis and not sold / leased to individual homes other than space 01, 02 and 03 in relation to units 106 - 108), how the parking provision is to be allocated and how the allocation of spaces / permits will be managed;*
- *measures to be employed to enforce any unauthorised parking on site.*

The approved Plan shall be implemented in full thereafter and adhered to for the lifetime of the development thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate use, allocation and effective management of vehicle parking spaces on site, having regard to the car-free nature of the development.

This change has been made to recognise the particular relationship between the three parking spaces accessed from Chaplin Road and the three proposed townhouses fronting that road. The spaces would be located directly in front of those homes with a direct relationship to the homes. It is therefore considered reasonable and appropriate for those spaces to be capable of being allocated specifically to units 106–108, rather than being subject to the short-term leasing arrangements that would apply to the remainder of the parking provision.

Recommendation: As set out in the committee report introduction, officers continue to recommend that permission is granted subject to the completion of a legal agreement to secure the planning obligations and conditions set out above and within the main Committee report (which is set out below).

However, should members vote to refuse planning permission, the application would then be referable to the Mayor of London under the provisions of the Mayor of London Order 2008, as amended.

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