
Location Kk Builder Unit B Tower Works, Tower Road, London, NW10 2HP
Description Demolition of existing two-storey building and erection of 4-storey building comprising of office/storage space at basement level and ground floor level and 6 self-contained flats (6 x two-bedroom) at first, second and third floor level with associated roof garden and provision of refuse and cycle storage areas to front of proposed building

Agenda Page Number: 79

Relationship to University Building

During the recent site visit Members sought clarification on the relationship between the proposed building and the existing Brahma Kumaris University building located adjacent to the rear of the subject site.

The rear wall of the existing two-storey building is located 2m from the rear wall of the university building. The rear wall of the proposed building at ground floor level would also be located approximately 2m from the rear wall of the university building. However, the stepped rear wall of the upper floors would be set back further from the rear wall of the university building at a distance ranging from 4m to 7m.

The rear wall of the university building contains a number of windows at three levels. Having inspected the original planning permission (01/0657) for the erection of this part of the university building Officers consider that the windows on the rear elevation of the university building are likely to serve the following rooms. On the ground floor the windows serve storage rooms, a staff kitchen and a staff dining area. On the first floor, the windows serve storage rooms and a large conference room. On the second floor, the windows, which set above the roof of the proposed building, serve a board room, two hostel bedrooms and a boiler room.

S106

During the recent site visit Members sought clarification on the likely use of the any s106 contributions secured as part of the development. As set out in the main report, Officers are seeking to secure a contribution of £36,000 from the applicant which will be used to mitigate against the likely impact of the proposed development on local transport, sports, open space and educational infrastructure. It is a planning requirement that any s106 contributions received in conjunction with the proposed development must only be used to fund improvements within the locality of the site. The Planning Service will consider any reasonable suggestions on how s106 contributions can be used to fund improvements to appropriate public infrastructure within the vicinity of Tower Road.

Site Ownership

Queries have been raised regarding the ownership of the forecourt along the southern side of the site which was originally included in the application site. The applicant has supplied a solicitors letter stating that they own the entire forecourt along the full length of the southern side of the subject site and adjoining MOT garage. As Members will be aware private land disputes are normally a civil matter and are usually beyond the jurisdiction of the Council. In any case, the subject site has been revised to exclude the disputed land which will not be required for the proposed development.

Recommendation: Remains approval subject to legal agreement.