

Location Elizabeth House, 341 High Road, Wembley  
Description Demolition of existing building and erection of a part 5- to 13-storey building with communal terraces, comprising a total of 115 flats (54 x one-bedroom, 46 x two-bedroom and 15 x three-bedroom) on upper floors, ground-floor commercial unit (Use Classes A1, A2, A3), basement parking and associated landscaping and amenity space

**Agenda Page number:** 197

### **Revisions**

To reflect earlier changes made to the layout, the following revised plans/documents have been submitted:

- Internal Daylight and Sunlight Report – Prepared by GIA on 11<sup>th</sup> March
- Basement plan: 10987-A-05-099
- Design and Access Statement – Revised March 2010
- Planning Statement – updated addendum-pgs 13, 14, 15, 34 & 35
- Visualisation1: 10987-A-01-001 RevA
- Visualisation4: 10987-A-01-004 RevA

### **Queries raised from Site Visit**

Members asked where the nearest petrol station was to the application site. The following petrol stations are noted to be the closest:

- Empire Way – Wembley Park – 0.7m
- Tesco – Brent Park, Great Central Way 2.8m
- Sainsbury's – Ealing Road, Alperton 1.7m
- East Lane – 131-139 East Lane, North Wembley, 1.3m
- Watford Road – Sudbury 1.5m

### **Daylight/Sunlight Report**

A daylight/sunlight report has been submitted assessing the revised scheme. In relation to the impact on surrounding properties, it demonstrates the scheme is in full compliance with BRE guidelines. With regards to the quality of light within the proposed accommodation, the study demonstrates that 83% of all habitable rooms and 88% of all principal living spaces (living-rooms/kitchens/diners) meet the BRE Average Daylight Factor criteria. Those rooms that fail are sufficiently close to the BRE's suggested minimum ADF value to be considered acceptable.

### **Additional Conditions**

A number of additional conditions have been requested by the Council's Environmental Health Team. They relate to the site investigation works, controls over noise, vibration and emissions from extraction equipment, post completion noise testing and controls over demolition and construction works. They are set out below:

(23) Prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with a scheme, which shall be submitted

to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken. A remediation strategy shall be submitted to the Local Planning Authority for written approval, which specifies measures to contain, treat or remove any contamination found (unless the Planning Authority has previously confirmed that no remediation measures are required). The report shall include measures for the removal of the underground fuel tanks and associated fuel infrastructure.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004.

(24) Any remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority for written approval, stating that remediation has been carried out in accordance with the approved remediation strategy and the site is permitted for end use, before any part of the development is occupied.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004

(25) Prior to occupation of the dwellings, the applicant shall be required to submit in writing to the Local Planning Authority the results of the post-completion testing undertaken in the noise-affected dwellings closest to the High Road.

Reason: To verify that the internal noise-levels specified can be met and safeguard the amenity of future occupants of the development.

(26) Construction/refurbishment and demolition works and ancillary operations which are audible at the site boundary shall be carried only between the hours of:

Monday to Fridays 08:00 to 18:00  
Saturday 08:00 to 13:00  
At no time on Sundays or Bank Holidays.

Reason: to safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance from noise, dust, odour.

(27) Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development.

Reason: to safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

(28) During construction and demolition activities, the loading and transfer of all materials shall be carried out so as to minimise the generation of airborne dust, with all material kept damp during demolition and construction activities, clearance work and other site preparation activities, provision of adequate screening, watering-down of haul routes and storage of materials likely to give rise to dust away from the site boundary.

Reason: To minimise dust/ fumes arising from the operation.

(28) Any extract ventilation fan shall be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises.

The noise level from any plant together with any associated ducting, shall be 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises

– a positive indication that complaints are unlikely. The method of assessment should be carried in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas". The development must not proceed without the Local Planning Authority's approval of the proposed scheme. Should the predicted levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to the Local Planning Authority for consideration and approved in writing.

Reason: To protect the amenity of neighbouring residences.

(29) Prior to the commencement of development, details of fume extraction and odour-control equipment, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. Such equipment shall be installed in its entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of neighbouring residences.

### **Comments from the Council's Landscape Team**

Have suggested amendments to existing landscape conditions to incorporate landscape officer's comments:

**Amend landscape condition no. 7:** Amend this condition to include any changes to the basement layout (notwithstanding that which has been submitted) necessary to accommodate the two specimen trees agreed in the revised landscape scheme.

**Amend landscape condition no. 9:** Amend part (g) of this condition to require informal play space to be included on the proposed 10th floor terrace.

### **Comments from the Council's Legal Advisor**

Following comments from the Council's Legal Advisor, the wording of condition 6 has been amended. (p. 209 of original report)

*Page 209 – Condition 6. Add at the end of (g) "(which management plan shall be fully implemented following approval)".*

*(g) A detailed (min 5-year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.*

**Recommendation:** Remains approval subject to S106, with additional and amended conditions detailed above.