

**Supplementary Information
Planning Committee on 8 June, 2010**

Item No.
Case No.

22
10/0646

Location	Wembley Mini Market and Public Convenience, Lancelot Road, Wembley, HA0
Description	Demolition of existing market structures and public convenience, and erection of a part two-, three- and four-storey building, comprising 21 flats (3 x 1-bedroom, 16 x 2-bedroom and 2 x 3-bedroom), with amenity space and associated landscaping (revised)

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Amendments referred to within the original committee report have been received. These reduce the depth of the building fronting Turton Road by 1.2m. The amendment also increases the proportion of glazing and the quality of outlook to habitable rooms in units 13 and 19 reflecting officer concerns. This amendment also provides scope to increase the communal amenity area to meet SPG17 guidelines. This would require a further condition (numbered 15) which reads:

Notwithstanding the plans hereby approved, prior to the commencement of works on the building hereby approved, a revised site layout showing an increase in communal amenity space provision and a reduction in the private amenity space for Unit 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved layout shall be implemented and thereafter maintained as such.

Reason: To ensure a satisfactory standard of amenity space is provided for future occupants of the building.

The reduction in the scale of the building has resulted in the loss of two bedrooms which changes the mix of flat sizes to the revised description above.

The reduction in the number of bedrooms results in a corresponding reduction in the S106 contribution of £4,800 in line with the council's adopted SPD relating to Planning Obligations. The total contribution for Education, Sustainable Transportation, Open Space & Sports in the local area would therefore be reduced from £103,200 to £98,400.

With regards to cycle storage provision, the applicants have provided details of a stacking solution which demonstrates sufficient space has been provided for the storage of 21 bicycles in line with council standards.

The site visit confirmed that the demolition of the market structure having already been completed. Clause (g) of Informative 1 is therefore recommended for deletion. Amendments to the S106 clause relating to the Sustainability Implementation Strategy are also recommended altering the wording "prior to the commencement of works" to "prior to the commencement of works to construct the building hereby approved".

Recommendation: Remains Approval with amendments and new condition shown above

Revised Plan Numbers: PL03 Rev F, PL04 Rev F, PL05 Rev E, PL09 Rev B, PL06 Rev E, PL07 Rev D, PL08 Rev D and PL10 Rev A.