

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

18 November, 2015
10
15/0822

SITE INFORMATION

RECEIVED: 26 February, 2015

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Land on site of former Craven Park Health Centre, Knatchbull Road, London

PROPOSAL: Construction of two buildings ranging from 4 to 6 storeys high providing 109 residential units (4xstudio, 60x1-bed, 44x2 bed, 1x3 bed) together with community space (Class D1/D2), private and communal amenity space, new areas of public realm, basement and on-street car parking, vehicle and pedestrian access, landscaping and ancillary development at Stonebridge Site 27, Stonebridge, London.

APPLICANT: The Hyde Group

CONTACT: Terence O'Rourke Limited

PLAN NO'S: See condition 2

SITE MAP



Planning Committee Map

Site address: Land on site of former Craven Park Health Centre, Knatchbull Road, London

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This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

Level 0/Basement Car Park



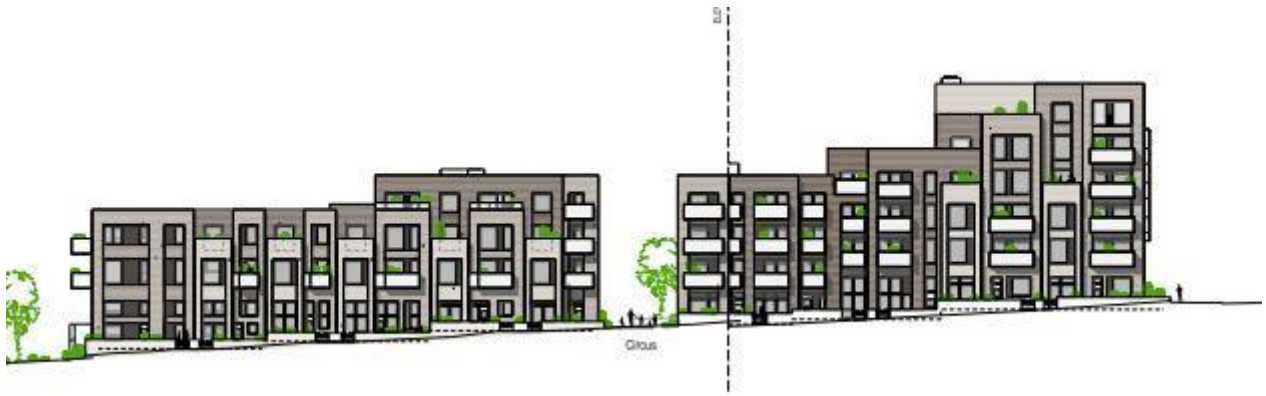
Street Level Site Plan



Street Elevation



Emerald Road Elevation



Beames Road Elevation



RECOMMENDATIONS

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement., subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

See description above.

B) EXISTING

The site falls within the area previously designated as the Stonebridge Regeneration Area and the buildings that were previously on site were demolished some time ago as a part of this regeneration scheme.

The site is bordered by Knatchbull Road to the north, Emerald Road to the east and Beames Road to the west.

The ground level drops from the north to the south and the east to the west of the site.

C) AMENDMENTS SINCE SUBMISSION

The front elevation (Knatchbull Road) has been reduced by one storey.

Improvements are proposed to the park in the form of children's play equipment.

D) SUMMARY OF KEY ISSUES

A number of key issues are considered key to the proposal:

- 20% affordable housing is proposed as shared ownership, whilst below the policy recommendation the amount is supported by a viability report and the specific tenures proposed are supportive of the aim to diversify the housing supply in Stonebridge.
- The site has a shortfall in amenity space across the private and communal spaces, to mitigate this the applicant will agree improvements of the northern end of the park adding landscaping and child play equipment, officers consider this to be satisfactory.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Assembly and leisure	0		0	0	
Businesses / research and development	0		0	0	
Businesses and light industry	0		0	0	
Businesses and offices	0		0	0	
Drinking establishments (2004)	0		0	0	
Financial and professional services	0		0	0	
General industrial	0		0	0	
Hot food take away (2004)	0		0	0	
Hotels	0		0	0	
Non-residential institutions	0		0	0	
Residential institutions	0		0	0	
Restaurants and cafes	0		0	0	
Shops	0		0	0	
Storage and distribution	0		0	0	

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Flats ú Market)										
EXISTING (Bedsits/Studios & Market)										
PROPOSED (Flats ú Market)	64	44	1							105
PROPOSED (Bedsits/Studios & Market)	4									4

RELEVANT SITE HISTORY

97/0131 – Granted 4 September 1997

Comprehensive redevelopment of the entire site with the provision of a new road network, approximately 1,604 residential units in 2-, 3- and 4-storey blocks, new open space, shops and community facilities.

Planning permission was granted in September 1997 for the redevelopment of the Stonebridge Estate on both the North and South sides of Hillside. The permission allows for the erection of approximately 1604 houses and flats in buildings that are 2, 3 and 4 storeys high. It also looked to provide replacement shops fronting Hillside and community facilities and open space. The outline permission envisaged replacement of the Stonebridge tower blocks with low-rise developments within a more traditional street layout with better connectivity between dwellings and the adjoining streets, good levels of natural surveillance of public spaces and adequate levels of parking. It sought to diversify the tenure of homes by introducing a proportion of private dwellings (up to 25 %).

All of the tower blocks have now been demolished and all but a handful of sites have been delivered. The development has won a number of awards which highlight the success of the regeneration process.

The London Plan now expects higher densities of housing than those set out within the 1997 Outline Planning

Consent which only allowed up to 247 Habitable Rooms per Hectare. Following an increasing pressure to build to higher densities to achieve the housing targets set out in the London Plan, a Concluding Statement was taken to committee in 2007. This set out the new approach where sites were to come forward as full applications and would be likely to be of a greater scale than set out in the masterplan as well as potentially including an increased proportion of private housing. This is set out in more detail below.

CONSULTATIONS

The application was publicised by site notice and press notice in March 2015 and letters were sent to approximately 600 neighbouring residents.

2 objections and 1 comment have been received raising the following points:

- Traffic impacts
- Supportive of redevelopment and smaller units but concerned that they will become occupied by families returning to the former density problem
- Underground parking have been experienced in the area before and have been crime ridden
- The proposal will overlook neighbouring property resulting in a loss of privacy and the peaceful enjoyment of our home as cited in the Human Rights Act.
- The view for neighbours will be a 4 or more storey building which will be visually overbearing and intrusive.
- Inappropriate design and out of keeping with the area.
- The Housing Action Trust agreed with residents that developments would not exceed 4 storeys.
- Parking will impact on neighbouring residents.
- Some residents on Emerald Road suffer already suffer a lack of privacy following the extension of Bernard Shaw House.

Statutory Consultees

No comments have been received from Ward Councillors.

Highways - Revisions recommended which have been addressed

Environmental Health - Conditions recommended

POLICY CONSIDERATIONS

NATIONAL

National Planning Policy Framework

REGIONAL

The London Plan - Further Alterations

The revised London Plan was adopted in July 2011 and sets out an integrated social, economic and environmental framework for the future development of London. Relevant Policies include:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.11 Affording Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity

- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality

Supplementary Planning Guidance – Sustainable Design and Construction (May 2006)

Supplementary Planning Guidance – Accessible London: Achieving an Inclusive Environment (April 2004)

Supplementary Planning Guidance – Housing (2012)

Supplementary Planning Guidance – Shaping Neighbourhoods: Play and Informal Recreation (2012)

LOCAL

Brent Local Development Framework Core Strategy 2010

- CP 1 Spatial Development Strategy
- CP2 Population and Housing Growth
- CP5 Placemaking
- CP6 Design and Density in Placemaking
- CP15 Infrastructure to Support Development
- CP17 Protecting and Enhancing the Suburban Character of Brent
- CP18 Protection and Enhancement of Open Space, Sports and Biodiversity
- CP19 Brent Strategic Climate Mitigation and Adaptation Measures
- CP21 A Balanced Housing Stock

Brent Unitary Development Plan 2004

Policies

- BE2 Local Context & Character
- BE3 Urban Structure: Space & Movement
- BE4 Access for disabled people
- BE5 Urban clarity and safety
- BE6 Landscape design
- BE7 Streetscene
- BE8 Lighting and light pollution
- BE9 Architectural Quality
- BE12 Sustainable design principles
- EP3 Local air quality management
- EP6 Contaminated land
- EP12 Flood protection
- EP15 Infrastructure
- H12 Residential Quality – Layout Considerations
- H13 Residential Density
- H14 Minimum Residential Density
- TRN2 Public transport integration
- TRN3 Environmental Impact of Traffic
- TRN4 Measures to make transport impact acceptable
- TRN9 Bus Priority
- TRN10 Walkable environments
- TRN11 The London Cycle Network
- TRN15 Forming an access to a road
- TRN23 Parking Standards – Residential Developments
- TRN34 Servicing in new developments
- TRN35 Transport access for disabled people & others with mobility difficulties
- Appendix TRN2 Parking and Servicing Standards

Brent Council Supplementary Planning Guidance and Documents

- SPG3 Forming an access to a road
- SPG12 Access for disabled people
- SPG17 Design Guide for New Development
- SPG19 Sustainable design, construction and pollution control

DETAILED CONSIDERATIONS

1 This application seeks approval for the construction of two new buildings within land that previously formed a part of the wider Stonebridge Regeneration Area developed with the associated Outline Planning Consent. This application proposes a 4 to 6-storey building in 2 blocks and bordering Knatchbull Road to the north and the park to the south where a community use is proposed at ground floor fronting the open park area.

General principle of development

Affordable Housing

2 Stonebridge was an estate of medium and high rise blocks built in the 1960s and 70s and characterised by a concentration of deprivation. Stonebridge Housing Action Trust (HAT) was established in 1994 as the vehicle to regenerate the then 1,775 Council properties on the estate. Planning permission for comprehensive regeneration of the estate including approximately 1604 new homes, with a minimum 75% affordable housing, was granted in 1997. In time it became clear there was insufficient grant for Stonebridge HAT to deliver their build programme. Brent Council therefore appointed Hyde Housing Association in 2003 as preferred successor to Stonebridge HAT. Hyde set up Hillside Housing Trust in 2004 as a subsidiary to manage the estate. After a successful ballot in 2007, 70% of the new and refurbished homes on Stonebridge transferred to Hillside and 30% transferred to Brent Council to be managed on their behalf by Hillside.

3 Hyde took on the outstanding development obligations and liabilities from the HAT. Hyde's Finance Director confirms that liabilities were estimated to total a maximum of £38m at the time and that liabilities total £32.7m today. These historic costs of the estate regeneration include items like demolition, decant costs, site preparation, repairs and capitalised interest on these amounts. Hyde apportioned these costs to the planned and delivered floor space of new development on Stonebridge Estate. They note that this apportionment passed an external audit in 2013/14. As reported to Executive in 2006, the main asset from which additional income may be generated on the Stonebridge Estate is the residual land available after completing the three phases of social housing for existing Stonebridge tenants – that is the four residual sites : 10, 22/24, 27 and 29/30. As preferred bidder Hyde, through Hillside, were asked to complete the HAT development obligations in return for the residual land at an agreed valuation of £36m. Hyde would then develop the residual land for private and shared ownership housing, simultaneously meeting the HAT statutory obligation to diversify tenure on the estate, and balancing the books.

4 1509 new homes have been delivered on the Stonebridge Estate between 1998 and 2015. 87% are social and affordable rent, 7% intermediate and 6% private housing. Residual Sites 10 and 22/24 were granted planning permission (12/3026 and 13/1250) in 2013 and Hyde completed the schemes this year. In both cases the Planning Committee approved wholly private schemes on the basis that the 1997 consent allowed for up to 25% private housing, that number had not been exceeded, and in recognition of the objective to diversify the tenure and mix of new housing across Stonebridge. No s106 affordable housing planning obligations were therefore required. However, in reality, Hyde have actually delivered private (c35%), intermediate (c25%) and affordable rent housing (c40%) on the two sites, with GLA grant funding the affordable housing elements of the schemes.

5 The principle of the provision of private homes on the Stonebridge Estate in planning terms was approved within the 1997 outline consent, the 2007 and 2012 consents and most recently the 2013 consents for wholly private housing on the residual sites 10 and 22/24. The 1997 consent allowed up to 25% of the homes to be delivered within Stonebridge to be provided as private to diversify the tenure of homes within Stonebridge. The "Conclusory Statement" to the Stonebridge Masterplan which was endorsed by the Planning Committee in 2007 set out that this proportion may be increased to 33% to further diversify tenure and deliver sustainable mixed communities and that densities may be higher to reflect current policy requirements, but that this would need to come forward in separate new planning applications rather than Reserved Matters applications pursuant to the original Outline Consent.

6 Under legal agreements between Hillside and Stonebridge HAT, and in particular the "Hillside 2 Agreement" signed 2006, Hyde state that any surplus generated from development on the Stonebridge Estate must be split as follows:

- 20% to Hyde and ring-fenced for affordable housing
- 40% to Hillside Housing Trust for management and maintenance of the Stonebridge Estate
- 40% to the successor to the Stonebridge HAT i.e. DCLG

Hyde have said that it is “unlikely” they will make a profit and it is more likely they will seek recourse under the agreement for the GLA and DCLG, as successors to the HAT, for to a claim for monies to plug a development shortfall. It is however an important point to note that Hyde cannot profit out of development of the Stonebridge Estate.

7 At the time of the submission the applicant sought a similar permission to that set out above and which did not secure a particular proportion of affordable housing. Whilst in the previous case a good amount of affordable housing was in any event delivered, officer’s are aware that the policy context and delivery of affordable housing has become more challenging and the possibility of 0% affordable housing being secured has been pursued in some detail and length in view of the wider thrust to maximise affordable housing delivery. As such this proposal was challenged. It is now proposed that 20% of the development will be delivered as shared ownership. The Applicant has submitted a Viability Assessment Report alongside their application to support the level of planning obligations proposed, which has been independently assessed by the Council’s appointed assessor.

8 Notwithstanding the differences in a number of the assumptions adopted by the Applicant’s consultant and the Council’s reviewer, both parties conclude that the proposed development would normally struggle to viably deliver affordable housing in addition to the Community Infrastructure Levy payments required. However, the Applicant has a wider interest in the area given their long term and ongoing involvement in the regeneration of Stonebridge, and they may therefore be able to adopt assumptions outside of those adopted by the wider market. In this instance the Applicant is prepared to offer to provide a maximum of 20% of the proposed units as Affordable Housing (Intermediate tenure - Shared Ownership) in line with their charitable objectives on an ‘ex gratia’ basis. The Council’s appointed assessor has confirmed that, in this particular case, 20% shared ownership represents the maximum reasonable amount of affordable housing the scheme can viably bear.

Mix

9 With regard to the mix of units, the proposal includes primarily 1- and 2-bedroom flats. While family units are normally required for major developments, the proposed mix is considered to be acceptable in this instance due to the very high proportion of family homes that Hyde/Hillside Housing have previously delivered in this area.

10 There has been an agreed aim to diversify both the tenure and mix of housing to ensure that the redevelopment of Stonebridge results in a mixed and balanced community. There are therefore very specific circumstances that result in this proposal being considered acceptable which would not apply to isolated development elsewhere in the borough.

11 The mix is also appropriate to the provision of shared ownership housing as experience has shown that larger shared ownership units are much less affordable.

Layout

12 The layout responds to the surrounding context with a strong street frontage on Knatchbull Road and at the southern end has a slightly set back elevation overlooking the park, providing surveillance. The arrangement of the 2 blocks also responds to the existing urban grain with a pedestrian route running between the 2 blocks in line with Beames Road.

13 Parking is proposed at basement level and therefore does not impact on the streetscene.

Design and massing

14 On Knatchbull Road the closest building is St Michael’s Church which has a prominent position at the road junction. The open space on the eastern side of Knatchbull Road leaves an un-enclosed streetscene, the strong frontage proposed on the application site will help define the street and will enhance its character and distinctiveness.

15 The building is 6-storeys on Knatchbull Road which, while taller than the neighbouring buildings, is not uncharacteristic of the newer developments in Stonebridge, including Thornberry Court which is on the Knatchbull Road and Craven Park junction. The Church will remain the prominent building due to its distinctive roof shape and corner position, while the streetscene elevation shows that the proposed development will step up by about a storey beyond the church’s maximum height.

16 The front elevation has the appearance of 3 vertical sections with the central part recessed which successfully breaks up the bulk of the building. In the central section, from the second to the fourth floors, winter gardens style balconies are proposed which appear as an architectural feature distinct from the brick work, of which the building otherwise consists.

17 Beyond this elevation the proposal varies between 4 and 5-storeys, generally stepping down towards the park but also taking the ground level drop into account. At the southern end the block fronting the park is horseshoe shaped and the raised amenity deck will be open to the park minimising the amount of building which directly fronts the park.

18 The side elevations are successfully treated with vertical rhythms of 2 and 3-storey bay type elements, balconies and window reveals which add interest. There is a generous break in the centre of the development resulting in the appearance of 2 blocks creating a pedestrian route. This central pedestrian route is designed as the 'circus', a circular space enclosed by the curved building elevations and private front curtilages fronting the new public realm.

Materials

19 The quality of material is critical to the success of the building. The overall approach to the materials is considered to be acceptable being largely comprised of brick, with glazed balconies and elements of cladding adjacent to windows. Details of architectural elements and materials will be required by condition.

20 The central cut out area between the 2 blocks is proposed to be clad in green tiles which will result in a impressive appearance which will be glimpsed by passers by or enjoyed is using the route through the site.

Public Realm

21 The new pedestrian route connects Beames Road to Emerald Road via a route through the circular area formed by the curved frontages of blocks to the north and south.. The ground level difference is significant resulting in stairs being needed at the western end. To ensure that this route is accessible to wheelchair users a lift has been designed into the building adjacent to the stairs.

Landscaping

22 The footprint of the building within the site provides limited scope for significant soft landscaping, the principle areas are the communal amenity space in the southern block, planters between the communal and private spaces in the central circus area and the private front gardens which flank the site. Within the communal spaces the arrangement provides an appropriate balance of soft landscaping and usable space. The arrangement for soft landscaping in the front gardens however is somewhat haphazard. It is considered important that on both sides of the development the front gardens include a good amount of soft landscaping which provides a setting for the building and a condition is recommended to include hedging behind the front boundary treatments and to maximise the proportion of soft landscaping beyond that.

23 A detailed landscaping plan will also be required by condition.

Community Use

24 The applicant wishes to include a community space within this development and has identified the southern end of the site and a space which is part basement level and part ground floor level due to the ground level changes across the site. The applicant has argued that this space would be difficult to utilise as residential.

25 The applicant hopes that this space will prove to be appropriate for an existing church group on site 29/30 enabling them to be relocated. While this is useful to know to understand why the proposal includes a community space the acceptability of the loss of the use outside of this site is not considered here.

26 Officers have been concerned about the reliance of the proposed use on the park as well as the potential noise disturbance that could arise for future residents. Further detail of the appearance of the community space will be required, particularly including the gates and signage.

27 Officers have also felt that it is important, given the proximity of the community use to residential properties and amenity spaces, to ensure that the applicant is aware that the use will need to be appropriately

managed to prevent disturbance. A number of conditions have been drafted to be included in a management plan, to include noise, behaviour etc, officers are minded that some more specific points should be included particularly in relation to potential gathering within the courtyard area. A condition is recommended to require a management plan to mitigate and potential sources of conflict between the proposed uses.

Quality of Accommodation

Internal floorspace and accessibility

28 The proposed units meet or exceed the standards for internal floorspace that are set out within the London Plan. 10 % of the units have been designed to be wheelchair accessible and all units will be built to Lifetime Homes standards.

Light, outlook and privacy

29 The orientation of the block and layout across the site ensures that units are dual aspect, while in some cases light or outlook may be somewhat limited to one side due to the dual aspect arrangement all units will benefit from good outlook and light.

30 A separation distance of 19.7m across the southern courtyard is achieved ensuring that occupiers have a good level of privacy. Greater separation is achieved across the circus.

External amenity space and play space

31 The proposal incorporates private balconies, terraces and front gardens for units and communal space in the form of the central area in the southern block and roof terraces in the northern block. It also incorporates some child play space within the site. However the proposal does not quite achieve an average of 20sqm per unit across the development and officers have therefore had to look for mitigation measures.

32 The recommended solution is for the applicant to make improvements to the park to the south to improve its usability. The park currently remains partially in the applicant's ownership meaning that they can easily carry out the works to enhance landscaping and to install children's play equipment. An agreement will also be made for the funding of the maintenance of the enhanced area for the next 15 years.

33 The location of the community use at ground floor at the southern end of the site fronting the park results in some additional landscaping alterations also being required to the park. These ensure that the ground level between the site and the park is consistent. Details of the work will be required but the land is within the applicants ownership and can therefore be carried out by them.

Neighbouring Amenity

34 A daylight/sunlight report has been submitted assessing the impact on neighbouring residential properties. As the site is vacant, the former blocks having been demolished, the impact is beyond the recommended difference that BRE guidelines set out. The block which previously existed on site would have had a very different impact in terms of light compared to the vacant site and for an urban area the openness of the existing site is unrealistic as a comparison.

In any event the proposal has been assessed against the existing situation. Compared to the vacant site there are numerous windows that would experience reductions in the various measurements of light beyond the BRE recommendations, however in the vast majority of cases the amount of light which would be received is still good and within the recommended BRE figures. This demonstrates the impracticality of assessing against the vacant site.

35 When compared to the previous building, 269 of the relevant 271 apertures show full compliance with the Vertical Sky Component daylight methodology, the 2 which fall short of this threshold do so only marginally. 153 apertures have been assessed with regard to sunlight and 151 satisfy the BRE guidelines, again the 2 which fall short do so only marginally.

Transportation

36 The submitted drawing details a total of 92 basement off-street parking spaces, 7 spaces on Beames Road and 12 on Emerald Road as parallel bays. Resulting in a total of 111 spaces.

37 The site is located on the edge of a CPZ where public transport is good and the full allowance of parking as set out in PS14 could be applied. The 93 spaces for 109 (1 and 2 bed) units is considered to be close enough to the maximum allowance to minimise concerns regarding overspill from the site.

38 The proposed community use would also be permitted 1-2 further parking spaces, but no parking is proposed to be allocated to this use given that most visitors will be local residents. The Transport Assessment includes surveys of a similar nearby existing facility (Harlesden Christian Centre), showing just two cars parked at any time on a Friday evening and up to 16 on a Sunday morning (given its religious use), thus confirming that the number of cars associated with this use would be likely to be low.

39 9 of the 93 basement spaces are wheelchair accessible meeting the 10% requirement. While electric vehicle charging points aren't identified the transport assessment confirms 10% will be provided, a further 30% will be provided with ducting to allow conversion. 115 cycle parking spaces are proposed exceeding the requirement.

40 Details of cycle parking for the community use will be required by condition.

41 Highways officers have reviewed the bin store capacity and advise that while the layout of bins shown is slightly below standards there is capacity for 1-2 additional Eurobins. For refuse collection an amendment has been required removing 5 on street parallel parking bays to provide space for the vehicle and this is now acceptable. The carry distance to the bin store within the southern block is considerably beyond the recommended 30m carry distance in some cases however this measurement does not need to be strictly controlled by planning. The essential measurement is the distance between the store and the bin collection vehicle and this is acceptable.

42 The impact of the proposal on the number of vehicular movements in the vicinity has been considered in detail. With traffic predicted to disperse relatively evenly through three separate junctions into/out of the Stonebridge estate, the number of additional trips generated through any particular junction would be minimal (< 5% increase). As such, there is not considered to be any need to undertake any junction capacity analysis in the area, particularly as the number of flats originally located on this site (187) considerably exceeded the number now proposed.

43 The scale of the proposal is such that a Residential Travel Plan is required. To this end, a Residential Travel Plan has been submitted with the application, setting out a range of measures including promotion of walking, cycling and public transport use, management of car parking and promotion of car sharing and Car Clubs, to be overseen by a Travel Plan Co-ordinator. The main aim will be to reduce the proportion of trips by car to and from the site to 14% after five years, with progress towards this target to be measures through surveys undertaken every two years

Air Quality

44 The proposal is accompanied by an Air Quality Assessment which examines the potential impact of the development and the impacts of existing air quality on future residents. It identifies the need for dust management and mechanical ventilation for units fronting Knatchbull Road between first and second floors. Appropriate conditions are recommended.

Noise

45 The applicant has submitted a noise assessment which examines the potential impact of noise on the proposed homes. It highlights the potential impacts of noise for some future residents and recommends mitigation measures. Your officers accordingly recommend that a condition is attached regarding the noise mitigation measures and the noise levels to be achieved.

Contamination

46 Previous soil investigations within the Stonebridge Estate have found soil contamination that required remediation. Given that the end use of the development is sensitive (residential), a soil investigation condition is recommended.

Summary

47 Your officers consider that the scheme is acceptable and recommend that planning permission is granted subject to conditions and a Section 106 agreement.

Neighbour Comments

Neighbour comments	Officer Response
Traffic impacts	Para's 42-43
Supportive of smaller units but concerned that they will become occupied by families returning to the former density problem	Para's 9-11
Underground parking have been experienced in the area before and have been crime ridden	A condition is recommended regarding the management of security in the car park
The proposal will overlook neighbouring property resulting in a loss of privacy and the peaceful enjoyment of our home as cited in the Human Rights Act. The view for neighbours will be a 4 or more storey building which will be visually overbearing and intrusive. Some residents on Emerald Road suffer already suffer a lack of privacy following the extension of Bernard Shaw House.	The development is separated from all neighbouring properties by Beames Road and Emerald Road and does not face the rear windows of any neighbours.
Inappropriate design and out of keeping with the area	Para's 12-18
The Housing Action Trust agreed with residents that developments would not exceed 4 storeys.	Background information set out in Planning History also Para 5

SUSTAINABILITY ASSESSMENT

This application is accompanied by a Sustainability and Energy Statement and a Code for Sustainable Homes Pre-Assessment summary report which confirm that the proposal will achieve a Code level of 4 and that the scheme will achieve a 36.5% reduction in CO2 emissions from 2013 Building Regulations TER (equivalent to 40% from 2010).

The site is not situated within a designated Growth Area and as such, the proposal goes beyond the minimum requirement of Code Level 3 as set out within the LDF Core Strategy. The carbon reduction target is 35% which the proposal achieves.

In terms of how the reduction is planned the proposal achieves quite a low proportion through 'lean' and 'clean' (passive design and supply) measures at 6.5%. Connection to an existing network is ruled out on the basis that the nearest CHP is at a distance of 5km in Kilburn with barriers in between. The Mayor's Energy Hierarchy recommend consideration of communal heating but this is ruled out on 2 grounds:

- i) Higher heat loss leading to a lower carbon performance contrary to SAP results
- ii) Higher cost (capital and maintenance)

The submission contends that the level of heat loss that is experienced within site-wide heat networks is far greater than the standard SAP calculations account for, stating that they have a 54% efficiency rate rather than the default 95%, and that individual gas boilers would slightly outperform a communal system.

Officers are aware that the GLA do not necessarily agree with this view and officers have queried this approach given the nationally recognised methodology. However given the size of the scheme there is considered to be some merit in the applicant's argument in relation to cost for future residents. The proposal targets Code Level 4 and achieves the required CO2 reduction. It has also been agreed that Ultra Low NOx boilers will be used in the scheme.

S106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in a) preparing and completing the agreement and b) monitoring and enforcing its performance
- The improvement of the northern end of the park to specifically include landscaping and play equipment etc., the details to be agreed with Parks and the LPA in advance

- A commuted sum for the maintenance of the play equipment for a period of 15 years, the amount to be agreed and paid prior to a certain trigger (installation of the equipment which is to be installed before occupation of 50% of the units), index linked from the date of agreeing the amount to date of payment.
- A detailed 'Sustainability Implementation Strategy' shall be submitted to the Local Planning Authority and approved in writing prior to the piling of foundations for the development hereby approved. Unless otherwise agreed in writing, this shall demonstrate:
 - a. How the scheme will achieve the CO2 reduction of at least 35% below 2013 Building Regulations Target Emission Rate;
- If the evidence of the above reviews shows that any of these sustainability measures have not been implemented within the development, then the following will accordingly be required:
 - a. the submission and approval in writing by the Local Planning Authority of measures to remedy the omission; or, if this is not feasible,
 - b. the submission and approval in writing by the Local Planning Authority of acceptable compensatory measures on site; or otherwise pay to the Council a sum equivalent to the cost of the omitted measures to be agreed by the Local Planning Authority, to be used by the Council to secure sustainability measures on other sites in the Borough.
- The Residential Travel Plan, scoring a PASS on TfL's ATTrBuTE programme, shall be implemented in accordance, monitored and reviewed in accordance with the submitted details.
- A S38/S278 Agreement in relation to the construction of the proposed footways and parking bays and the planting of street trees along the Beames Road and Emerald Road site frontages and resurfacing of the footway along the Knatchbull Road site frontage, in general accordance with drawing 164-L01

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

CIL DETAILS

This application is liable to pay **£3,306,266.22*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): sq. m.

Total amount of floorspace on completion (G): 12587 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Non-residential institutions	334	0	334	£35.00	£0.00	£13,360.00	£0.00
Dwelling houses	12253	0	12253	£200.00	£35.15	£2,800,685.71	£492,220.51

BCIS figure for year in which the charging schedule took effect (lc)	224	224
BCIS figure for year in which the planning permission was granted (lp)	256	
Total chargeable amount	£2,814,045.71	£492,220.51

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/0822

To: Mr Paul Rogers
Terence O'Rourke Limited
Terence O'Rourke Limited
Everdene House
Deansleigh Road
Bournemouth, Dorset
BH7 7DU

I refer to your application dated 26/02/2015 proposing the following:
Construction of two buildings ranging from 4 to 6 storeys high providing 109 residential units (4xstudio, 60x1-bed, 44x2 bed, 1x3 bed) together with community space (Class D1/D2), private and communal amenity space, new areas of public realm, basement and on-street car parking, vehicle and pedestrian access, landscaping and ancillary development at Stonebridge Site 27, Stonebridge, London.
and accompanied by plans or documents listed here:
See condition 2
at Land on site of former Craven Park Health Centre, Knatchbull Road, London

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Housing: in terms of protecting residential amenities and guiding new development
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

STB27_P_01 Site Location Plan
STB27_P_05 B STREET LEVEL SITE PLAN
STB27_P_10 B LEVEL 0 FLOOR PLAN
STB27_P_11 A LEVEL 1 FLOOR PLAN
STB27_P_12 LEVEL 2 FLOOR PLAN
STB27_P_13 LEVEL 3&4 FLOOR PLAN
STB27_P_14 A LEVEL 5-7 FLOOR PLAN
STB27_P_30 A 3D VISUALISATION
STB27_P_31 A 3D VISUALISATION
STB27_P_32 DRAFT7 3D VISUALISATION
STB27_P_33 A 3D VISUALISATION
STB27_P_34 A 3D VISUALISATION
STB27_P_35 3D VISUALISATION
STB27_P_50 A LONG SITE SECTIONS
STB27_P_51 A SHORT SITE SECTIONS
STB27_P_60 B BUILDING ELEVATIONS
STB27_P_61 A STREET ELEVATIONS
STB27_P_65 DETAILED ELEVATION
STB27_P_66 DETAILED ELEVATION
STB27_P_67 DETAILED ELEVATION

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the occupation of the residential units, details of all domestic boilers to be installed shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the rated emissions of Oxides of Nitrogen (NO_x) do not exceed 20 mg/kWh, or other such level as is agreed in writing by the Local Planning Authority. The approved details shall be implemented.

Reason: To protect local air quality.

- 4 Prior to the commencement of the use of any part of the approved development the following shall be constructed and permanently marked out in accordance with:-
- basement car parking spaces including the provision of at least 10 active and 30 passive electric vehicle charging points
 - servicing bay for refuse collection vehicles

Thereafter they shall be retained and used solely for the specified purposes in connection with the development hereby approved and shall not be obstructed or used for any other purpose/s.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- 5 In order to mitigate against the possibility of numerous satellite dishes being installed on the buildings hereby approved, a communal television system/satellite dish shall be provided. The equipment shall be located so as to have the least impact on the external appearance of the development.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

- 6 Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before construction is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include large scale drawings of:-

- (a) Winter garden balconies fronting Knatchbull Road
- (b) Window reveals
- (c) Balconies

NOTE - Other conditions may provide further information concerning details required.

Reason: These details are required to ensure that a satisfactory development is achieved.

- 7 Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before construction work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 8 Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and the fencing, walls, gateways and means of enclosure shall thereafter be retained at the height and position as approved.

Reason: in the interests of the visual amenity and character of the locality.

- 9 All areas shown on the plan and such other areas as may be shown on the approved plans at all levels of the development including roof terraces shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscaping work shall be completed prior to occupation of the building.

(i) Landscaping in the circus shall specifically include a well sized native tree.

(ii) Each street level front garden shall include a planting bed with a hedge immediately behind the front boundary treatment. In addition to this the proportion of softlandscaping in each front garden shall be maximised.

(iii) Details of the proposed arrangements for maintenance of all communal landscaping.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 10 A management plan for the community use shall be submitted to and approved in writing prior to the occupation of the community space. Following this all occupiers of the community facility shall be required to comply with the approved details as part of their lease agreements.

Reason: In the interest of the amenity of residential occupiers.

- 11 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. The development shall be carried out in accordance with the approved details.

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

- 12 Details of the mechanical air ventilation system including plans detailing the location of the air intake vent, for the properties on the groundfloor, first floor and second floor facing Knatchbull Road, shall be provided to the Local Planning Authority for approval and the development implemented in accordance with the approved details.

Reason: To ensure that residents in these properties have acceptable air quality

- 13 All residential premises shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following internal noise levels:

Time	Area	Maximum noise level
Daytime Noise 07:00 – 23:00	Living rooms and bedrooms	35 dB LAeq (16hr)
Night time noise 23:00 – 07:00	Bedrooms	30 dB LAeq (8hr)

Tests shall be carried out prior to the discharge of this condition to show that the required internal noise levels have been met and the results submitted to the Local Planning Authority for approval.

Reason: To obtain required sound insulation and prevent noise nuisance

- 14 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. An assessment of the expected noise levels shall be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and any mitigation measures necessary to achieve the above required noise levels shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details

Reason: To protect acceptable local noise levels, in accordance with Brent Policy EP2

- 15 Details of the provision of appropriate cycle storage for the community facility shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the community facility shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- 16 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 the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site

- 17 Any soil contamination 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, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

(n.b. The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof of soil quality.)

Reason: To ensure the safe development and secure occupancy of the site

- 18 Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

- access arrangements for the disabled lift to the Circus at both levels and detail of lighting

Reason: These details are required to ensure that a satisfactory development is achieved.

- 19 Details of all signage on the building including identification of the community use, shall be submitted to and approved in writing by the LPA prior to the occupation of the building and implemented in accordance with the approved details.

Reason: In order to ensure a legible development

- 20 Prior to occupation of the residential development hereby approved, confirmation from the Building Control body shall be submitted to the local planning authority to demonstrate that the development has been designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development.

- 21 Prior to occupation of the residential development hereby approved, confirmation from the Building Control body shall be submitted to the local planning authority to demonstrate that a minimum provision of 10% of the residential units shall meet Building Regulation Requirement M4 (3) Schedule 1 to Building Regulations 2010 'wheelchair user dwellings' and all residential units shall meet Building Regulation requirement M4 (2) Schedule 1 to Building Regulations 2010 'accessible and adaptable dwellings'.

Reason: In order to ensure an accessible development.

Any person wishing to inspect the above papers should contact Liz Sullivan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5377