

**Supplementary Information
Planning Committee on 2 November, 2010**

Item No. **6**
Case No. 10/2053

Location Former Blarney Stone, Blackbird Hill, London, NW9 8RR
Description Proposed mixed-use redevelopment of the Blarney Stone Public House, Kingsbury, with the erection of two 3-storey houses and 34 flats in 3/4/5 storeys above a retail unit of 470m² and parking partly at basement level, with associated landscaping

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Consultation responses

Three additional letters of objection have been received. The objections reiterate previous comments. Additional points raised are:

- Proposal would be harmful to the adjoining conservation area
- Site never intended to be used for residential or retail use

These matters have been addressed within the remarks section of the main committee report.

Members site visit

A number of issues were raised by members during the site visit on 30th October 2010. These issues include:

- Impact/scale from residential gardens to the north;
- Use and prominence of the retail unit;
- Play facilities;
- Access for cars and servicing in view of local conditions; and
- Mix of units proposed on site.

These issues have been addressed within the remarks section of the main committee report.

Comparison of existing and proposed car parking and servicing provision on the site

The former public house provided 29 formal parking spaces within the site. No designated service area was provided, however this is likely to have been carried out within the parking area. The site could be accessed from both Blackbird Hill and Old Church Lane. The proposed development includes 37 car parking spaces for the residential units at basement level together with a designated service area to the front of the retail unit accessed off Old Church Lane. It is not considered that the proposed parking significantly exceeds the previous provision.

Impact upon the amenities of No. 1 Old Church Lane

The former public house consisted of a two storey detached building with a hipped roof. A number of extensions were added to the building, with the most recent extensions being granted in 2005 (LPA Ref: 05/1485). The rear extension to the former public house was located at approx. 5.0m from the boundary with No. 1 Old Church Lane. The extension was

approved at approx. 3.4m in height. A single storey detached building was also located on the boundary with the rear garden of No. 1 Old Church Lane.

Whilst the proposed development is higher than the former public house, it is set further away from the boundary with No. 1 Old Church Lane. Given the position of the public house located fairly centrally within the site, it is considered that the proposed development which enables the building to be set further away from the boundary with No. 1 Old Church Lane is acceptable. Trees are also proposed along this boundary to assist in screening the development at the lower levels when viewed from the rear garden of No. 1 Old Church Lane.

Planning status of No. 1 Old Church Lane

Your officers can advise that there is a current planning application at No. 1 Old Church Lane for the continued use of ground floor of the premises for religious mediation and instruction (LPA Ref: 08/3362). The application is under consideration by your officers. Your officers in transportation have not raised objections with regards to increased traffic from the temple impacting upon the local highway network.

Affordable Housing

An amendment to the Head of Term for the amount of affordable housing has been agreed with the applicant and reads as follows:

28% by Units (31% by Hab room) Affordable Housing, provided on site with 10 Social Rented units, broken down as 2 x 1-bed, 5 x 2-bed and 1 x 3-bed flats, and 2 x 4-bed houses. In addition, a contribution of £50,000 towards the provision of Affordable Housing in the Borough, due on Material Start and index-linked from the date of committee.

Your officers are of the view that this level of affordable housing is deemed acceptable in acknowledging the submission of a toolkit, with the provision of 10 socially rented units, (comprising 2 x 4-bed houses and a contribution of £50,000 towards off-site provision), with the certainty if this development proceeds these affordable units will be provided.

Vehicular Access

The northern side of the car park access has been amended to include a 10m radius kerb as requested by your officers in transportation. The details are shown in Plan Nos. OCL-03 Rev A; OCL-42 Rev B; and OCL-49 Rev B. Condition 2 will be amended accordingly.

Recommendation: Remains approval subject to the completion of a satisfactory Section 106.