
Location Land next to Central Middlesex Hospital, Acton Lane, London, NW10
Description Application for the approval of reserved matters relating to appearance, landscaping, scale and access, pursuant to condition 1 of planning permission reference 10/0140, granted 25/02/2010, which varied condition 10 of outline planning consent reference 08/1043, relating to the scale of the development.

(Outline planning consent 08/1043, granted 16/11/2009, was for erection of three linked buildings for mixed-use development on land next to Central Middlesex Hospital to provide up to 650m² of creche/primary health-care facility (Use Class D1), up to 2,160m² of retail (Use Class A1), up to 467m² of cafe/restaurant (Use Class A3) floorspace, up to 13,480m² of care and treatment facilities (Use Class C2/C2A - Residential Institutions/Secure Residential Institutions) and up to 5,370m² of Use Class B1(b)/additional care and treatment (Use Class C2/C2A), formation of refuse storage, loading bay, cycle storage and 32 car-parking spaces, to include 2 disabled parking spaces on ground floor and associated landscaping.)

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Administrative error in Committee Agenda:

Two applications are being considered for this site – reference 10/2164 (full application) and 10/2073 (Reserved Matters Application). An administrative error has resulted in the committee report for the full application being printed twice in the agenda (page 107 and 131) and the report for this application being omitted. Copies of the report for this application were circulated on Friday (29 October) and letters/e-mails were sent to external representees.

Update on the judicial review proceedings:

The NHS Trust and Brent Teaching Primary Care Trust have now withdrawn their proceedings and will be paying the Council's costs.

Revised drawings received:

The applicants have submitted a set of revised plans incorporating a number of minor amendments to the scheme. These changes have already been approved by the Council under a formal "non-material amendments" application approved under delegated authority on 14 May 2010 (Reference number: 10/0947). The applicants want the same changes to be applied to the current reserved matters application.

The remarks section from the delegated report that dealt with the changes previously is set out below:

The proposed amendments can be summarised as follows:

Ground floor:

- *Reduction in internal space and associated increase in size of parking/loading area (reduced by approx 21.7 sqm)*

Floor 4:

- *Additional floorspace (approximately 32.6 sqm).*

Floors G, 1, 2, 3, 4:

- *Internal alterations, not resulting in significant change to nature or intensity of use or external appearance.*

Floor 5

- *Change in extent of built form associated with increase in floorspace at 4th floor level*
- *Change in extent of pergola*
- *Lift over-run detailed*
- *Plant omitted*

Sections AA and BB

- *Changes in height within 200mm of previously agreed heights*
- *Changes to window siting, design, size, number*
- *Changes to internal floor height*
- *Plant omitted*
- *Rainwater goods detailed (within courtyard)*

Sections CC to FF

- *Changes to window siting, design, size, number*
- *Changes to internal floor height*
- *Plant omitted*
- *Lift shaft detailed*
- *Increase in height of building, within 300mm of previously agreed heights within section EE*

N/S Elevation

- *Changes in height within 200mm of previously agreed heights*
- *Changes to window siting, design, size, number*
- *Plant omitted*
- *Change in detail of cladded element above entrances*
- *Change in treatment of ground floor wall/gate/screening (facing hospital)*

E/W Elevations

- *See previous comments re: height*

Materials

- *Many material types detailed on the plans are in line with approved documents*
- *The original timber trellis panels detailed have been amended as the original proposal was not appropriate for this type of building. The revised details are more in-keeping with this style of building.*
- *Timber cladding accepted in principle. However, the material submission (pursuant to the materials condition) would need to show that the vertical emphasis was strong even from a distance.*

Summary

- *The proposed amendments are considered to be non-material involving only a minor alteration to the height of the buildings involving an increase of no more than 300mm.*
- *There is an increase in internal floorspace (excluding the car park in the calculation) of approximately 11 sqm. This increase is considered non-material given the scale of the increase in relation to the floorspace of the proposed building.*
- *The design changes alter the external appearance of the building but are considered to be non-material.*
- *It should be noted that Section E-E details a lift shaft which was not detailed on the*

original approved plans although the lift was shown within the building. The shaft would be set away from the elevations and would not be prominent from the public realm thus does not raise concerns for officers.

Recommendation: Remains approval

Revised drawings:

050_003 Rev D	050_020 Rev C
050_004 Rev D	050_021 Rev D
050_005 Rev D	050_030 Rev D
050_006 Rev C	050_031 Rev D
050_007 Rev C	050_032 Rev D
050_008 Rev C	050_042 Rev B
050_009 Rev B	050_043 Rev B
050_011 Rev B	

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