

Agenda Item 08

Supplementary Information Planning Committee on 13 January, 2016

Case No.

15/3616

Location	Former Manor School, 3-7 The Avenue, London, NW6 7YG
Description	Hybrid planning application for full permission for demolition of all buildings and the development of 74 residential units (Use Class C3) comprising of 33 x 1 beds, 23 x 2 beds and 18 x 3 beds in a part three / part four / part five storey building fronting The Avenue with related basement car park comprising 57 parking spaces; and a 3 storey plus basement building fronting Christchurch Avenue, new vehicular access; footways; landscaping and associated works ("Phase 1"); and Outline permission for a school (Use Class D1), with new vehicular and pedestrian access from Brondesbury Park, with details of "appearance", "scale", "layout" and "landscaping" being reserved ("Phase 2").

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Members visited the site on Saturday 09 January and viewed the site from within. A local resident was in attendance.

A number of issues were raised:

1. Tree alongside No. 9 The Avenue

The local resident requested further information as to whether this tree would be retained. The proposal, which has been reviewed by the borough tree officer, is to remove this tree as the works to construct No. 9 The Avenue (under planning permission 10/2789) have damaged it. The replacement of this and other trees to be removed from the site will be addressed in the proposed condition requiring the further details of hard and soft landscaping to be submitted, approved and implemented.

2. Cycle ways along the site boundaries

The local resident noted that cycle ways are proposed along The Avenue and Christchurch Avenue and asked whether these could be incorporated into the site's highway works. The cycle ways are proposed as part of the wider cycle strategy for Brent however this is in the medium to long term in this location with other, higher priority cycle ways to be brought forward in the short term. As such there is no detail as to what form these cycle ways could take and it is unlikely that the highway works will be on-going by the time these cycle ways come forward. Should Members desire it, the Highway Works to be secured under a planning obligation via a S106 legal agreement could be amended to include a provision requiring the Developer to use best endeavours to accommodate the potential cycle ways works into the highway along the Christchurch Avenue and The Avenue frontages in the event that further details of the cycle ways are available prior to commencement of the works.

3. Impact of construction traffic on the road surface

Members requested a provision to be included to ensure the road surface of Christchurch Avenue and The Avenue would be resurfaced in the event of damage being caused by the construction process. Transportation officers have confirmed that it is usual to require to the Developer to pay for repairs to the road and footway and in this case the Highway Works to be secured under a planning obligation via a S106 legal agreement could be amended to include explicit provision of a deposit for the repair of the road surface along the site frontages and nearby approaches, in addition to the deposit normally paid when Developer's contractors carry out works to the public highway.

4. Planning Committee Map

The Planning Committee Map on page 118 is in error, with the red line omitting No. 3 The Avenue. This has not resulted in any procedural error in respect of consultation and the application has been assessed in terms of its impact on the correct neighbour 1-6 Avenue House, however this has been erroneously referred to as 3 The Avenue (or 3TA) in the report (paras 43 and 47), and reference to that should be read as 1-6 Avenue House. A revised map is shown below:



Recommendation: Remains approval with minor alterations to the S106 heads of terms for Highway Works as set out above

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