

**Supplementary Information
Planning Committee on 2 February, 2011**

**Item No. 3
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

Agenda Page Number: 15

Two additional letters of objection have been received. They reiterate previous objections that have been addressed in the main committee report.

A letter of complaint has also been received from a local resident expressing concerns with the Council's handling of the planning application including the failure of the Council to carry out consultation in accordance with statutory requirements; objections raised by local residents not being fully considered; and the validity of information provided in the Supplementary Transport Assessment not being challenged by officers. The latter point referred to:

- Existing traffic level and actual impact of the potential increase in traffic;
- Environmental issues as a result of increased traffic;
- Closure of the vehicular access on Blackbird Hill;
- Forecasting future traffic levels ;
- Parking on Old Church Lane.

Your officers can advise that these have been addressed within the main committee report and comments were provided by your officers in Transportation on the updated Supplementary Transport Assessment.

A response has been sent directly to the complainant under Stage 1 of the Council's Corporate Complaints Procedure.

Recommendation: Remains approval subject to the signing of a satisfactory Section 106 Agreement, for the reasons set out in this committee report.

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**Supplementary Information
Planning Committee on 2 February, 2011**

**Item No. 5
Case No. 10/2996**

Location Hay Lane Special School & Grove Park School, Grove Park, London, NW9
Description Part demolition of the existing special educational needs schools and erection of a replacement special educational needs school, comprising a two-storey main building (Use Class D1) and ancillary two-storey short-break centre (Use Class C2), including a sports hall, swimming pool, multi-use games area, external play space and associated landscaping as amended by plans received 20/01/10

Agenda Page Number: 55

Members' site visit

Members visited the site on Saturday 29 January 2011.

Clarification

In Section Proposal section 1. *The Village School*, Village 2 is quoted as being Key Stage 3; this should read Key Stages 2 and 3

Flood Risk Assessment

The Environment Agency has responded with no objection to the proposals; however they state their disappointment to see the use of underground storage tanks which are one of the least sustainable options for drainage. They therefore require the following condition that secures, at detailed design, full justification and use of Sustainable Drainage Schemes (SuDS):

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how:

- (i) greenfield run off rates will be achieved on site*
- (ii) the scheme shall be maintained and managed after completion*

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

English Heritage

English Heritage have responded and on the basis of the findings of the desk based assessment they conclude that there remains the potential for archaeological deposits to be present on the site which may be affected by the proposed development. English Heritage does not consider that any further work need be undertaken prior to determination but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. Officer suggest the following condition be applied:

No development shall take place, including demolition and ground works, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority, in consultation with English Heritage. Such a programme should include:

- (i) A detailed archaeological project design prepared in accordance with the appropriate English Heritage guidelines*
- (ii) An appropriate mitigation strategy, which may include archaeological excavation, in the event of significant archaeological remains being encountered*

English Heritage will advise on whether archaeological remains are significant and the programme of archaeological work shall be implemented on commencement of works.

Reason: The development of this site may cause damage to heritage assets of archaeological interest.

Offsite highway works

Officers of the Highway and Transport Delivery service have produced an indicative plan to support condition 7. The Assistant Director of Property and Asset Management has provided a written undertaking on behalf of the applicant that the condition is acceptable and the costs will be met by the London Borough of Brent.

Revised conditions

On advice from the borough solicitor and to accommodate other minor amendments, the following conditions are subject to minor alterations:

- Amend condition 2 to include revised plan *04 Rev J* received during the application
- Amend condition 5 to read: “...and implemented **prior to occupation** in accordance with the approved details.”
- Amend condition 6 to read: “...the school use and it shall remain in operation for the duration of the use of the development unless otherwise varied in writing with the local planning authority.”
- Amend condition 7 to read:
“...to provide **the following, as shown indicatively on plan HLS002:**”
and
“**The use authorised by this permission shall not begin until the above works have been completed in accordance with the above points and indicative plan and have been certified in writing as complete by or on behalf of the local planning authority**”
- Re-write condition 10 which, due to a formatting error, omitted the key information:

Reason: To protect residential amenity and ensure the development does not have an adverse impact on the highway.
- Amend condition 15 (iv) to read: “...substances could cause **them** to enter a RPA”
- Amend condition 16 to read: “...of British Standard **BS5837:2005** - Trees in...”
- Amend condition 18 to include: “**Such details shall be provided prior to occupation of the development and shall remain in operation for the duration of the use of the development unless otherwise varied in writing with the local planning authority.**”
- Amend condition 21 to read: “...verifies that a **BREEAM 'excellent' rating has been achieved** is submitted...”

Recommendation: Remains approval

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Supplementary Information
Planning Committee on 2 February, 2011

Item No. 6
Case No. 10/2994

Location Kingsbury High School Annexe, Bacon Lane, London, NW9 9AT
Description Permission for phased development comprising Phase 1: erection of two-

storey temporary school building with associated internal access road, car park, hardstanding play area, landscaping and new means of vehicular egress onto Bacon Lane (south) (3-year permission); and Phase 2: erection of single-storey permanent school building with associated hardstanding for sport and recreation, associated ancillary development and retention of means of vehicular egress onto Bacon Lane (south).

Agenda Page Number: 85

Members' site visit

Members visited the site on Saturday 29 January 2011.

Members sought further information regarding the impact on the open views across the playing field for the legacy hard surface pitches and the external appearance of the legacy building.

Additional Representation

A copy of a letter from the Roe Green Village Residents Association to Barry Gardiner MP dated 30 January 2011 was received in the office on the afternoon of the 1 February 2011. This reiterates the Associations ongoing concerns about the cumulative effect of various developments in relation to transportation matters (principally with regard to this application, The Village School, Intergenerational Centre and possible future Goals project). They consider that there is a need for a full wide scale Transport Assessment (even if some of the above developments in the area do not proceed) rather than review each applications Transport Statement. Whilst recognising these ongoing concerns, it is considered the requirements of Planning Policy Guidance 13 Transport (March 2001) have been met.

Impact on Roe Green

Section 3.2 *Legacy: phase 2* of the report addressed the visual impact of the hard surface sports pitches and officers viewed the lack of fencing for the pitches as a benefit in terms of maintaining the open character; since the report was produced it has become clear the Sport England view fences as essential to providing a versatile sports facility and thus the weight given to their need has been increased to the extent that your officers judge it outweighs concerns about openness and impact on Roe Green. Any fencing required by condition 15 (further details of the hard surface sports pitches) would be beyond the existing fencing and additional landscaping can be provided to mitigate any visual impact.

External appearance of the Legacy building

The legacy building would be formed from part of the temporary building; the temporary building would be in a prominent location and as such a higher standard of design and materials would be sought if that were to be kept as a permanent structure. Since the legacy building is only one storey and located where views to it are limited, securing a very high standard of design and materials is not as pressing. The proposed development includes a proposal to render the structure, the colour of which is to be agreed via condition; your officers are satisfied that the building would meet the relevant design policies in the UDP and SPG17.

Consultation

A further objection was received, on the grounds of congestion in Roe Green Village. This is addressed in the main committee report.

Sport England

A meeting with Sport England and representatives of the applicant and Kingsbury High School has been arranged for the afternoon of Tuesday 1 February in order to seek an in

principle agreement between the parties; your officers will attend this meeting and can update the committee. Condition 15 will remain in place.

Flood Risk Assessment

The Environment Agency has responded with no objection to the proposals; however they state their disappointment to see the use of underground storage tanks which are one of the least sustainable options for drainage. They therefore require the following condition that secures, at detailed design, full justification and use of Sustainable Drainage Schemes (SuDS):

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how:

- (i) greenfield run off rates will be achieved on site*
- (ii) the scheme shall be maintained and managed after completion*

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Revised conditions

On advice from the borough solicitor and to accommodate other minor amendments, the following conditions are subject to minor alterations:

- Amend condition 3 to include revised plans D-1-02 Rev **C**, L-1-02 Rev **B**, TN-L03 Rev **A** and PL-L03 Rev **C** received during the application.
- Delete condition 7, this is covered by condition 8
- Delete condition 9, this is covered by condition 8
- Delete condition 10 and insert relevant text into condition 11
- Amend condition 11 to include: “**(iv) the applicant shall give written notice to the local planning authority of 7 days prior to carrying out the approved tree works and any operations that present a particular risk to trees.**”
- Amend condition 14 to read: “**...any building work for each Phase and shall be implemented prior to occupation of that Phase.**”
- Amend condition 17 to read: “**...in consultation with officers of the Highway & Transport Delivery and Parks services and the Council’s Tree Officer.**”
- Amend condition 19 to read: “**...via Princes Avenue and Bacon Lane and shall...**”
- Amend condition 20 to read: “**...a full Kingsbury High School Travel Plan, to incorporate targets...**”
- Amend condition 21 to read: “**Prior to commencement of works and notwithstanding**

the approved plans, minor amendments to the car parking layout...”

- Amend condition 23 to read: “Details of materials for all external work **for each Phase**, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work **on that Phase** is commenced.”
- Amend condition 25 to include: “***Such details shall be provided prior to occupation of the development and shall remain in operation for the duration of the use of the development unless otherwise varied in writing with the local planning authority.***”
- Delete condition 26, this is covered by the proposed Environment Agency condition, see above.

Recommendation: Remains approval

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Supplementary Information Planning Committee on 2 February, 2011

Item No. 7
Case No. 10/2452

Location	63 Christchurch Avenue, London, NW6 7BL
Description	Demolition of existing two-storey dwellinghouse and erection of 2 x three-storey blocks, comprising 6 dwellinghouses, and car-parking with provision of private amenity space and landscaping to site.

Agenda Page Number: 115

1. Further Objections

Cllr Shaw has raised the following objections to the scheme.

- Loss of amenity space
- Light pollution
- Loss of habitat to wild life
- Loss of privacy
- Security of gardens on the western boundary compromised
- Dustbins will cause increased bad odour and rodent numbers

These objections have also been raised by residents and have therefore been duly addressed in the committee report

2. Access Road

The proposed private access road is wide enough to accommodate parking. Therefore alterations to condition 2 to secure 2 additional parking bays and improved landscaping are proposed. Amended condition 2 will read as

Notwithstanding any details of landscape (soft and hard) works referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance, demolition or construction works on the site. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such

a scheme shall include:-

- *The identification and protection of existing trees and shrubs not directly affected by the building works and which are to be retained;*
- *Screen planting along the Western boundary, including additional tree planting;*
- *Details of the proposed arrangements for the maintenance of the landscape (soft and hard) works.*
- *Parking Bays (x2)*
- *Curb detail*
- *Areas of hard landscape works and proposed materials*

Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and ensure that it enhances the visual amenity of the area

3. Elevational Treatment

At the site visit on Saturday, 29 January 2011, members queried the elevational treatment in the particular the proposed timber louvers. Such detail will be secured by condition (7). Officers will seek to simplify the elevational treatment in discharging the relevant condition.

4. Maintenance

Members queried the maintenance of grounds/landscaping. The development will be maintained by a private management company. Details of landscape maintenance to be undertaken by the management company will be secured by condition.

Recommendation: Remains grant planning permission subject to alterations to condition 2 and the completion of a satisfactory Section 106 agreement

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**Supplementary Information
Planning Committee on 2 February, 2011**

**Item No. 8
Case No. 10/2979**

Location	307-311 Kilburn High Road, London, NW6 7JR
Description	Change of use class from A4 and D2 to A1, A2 and/or A3 on the ground floor and the construction of 4 flats at first floor level and the erection of second floor extension to accommodate 3 flats

Agenda Page Number: 127

The Council has received a further objection. The objector took issue with the change to residential use on the ground floor. However the ground floor will not be used for residential purposes, therefore the objection does not form grounds for refusal.

The Borough Solicitor has suggested an amendment to condition 5 which concerns the proposed green roof. It needs to deal with the situation whereby the seeding fails.

Amended condition 5 will read as:

Prior to the commencement of occupation of flats, details of the green roof layout, construction and planting shall be submitted to and approved in writing by the Local Planning Authority before any work associated with the extension is commenced. The work shall be carried out and maintained in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Such details/considerations will include:

- *Biodiversity based with extensive substrate base (depth 80-150mm);*
- *Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).*
- *In the event seeding fails to germinate, such seeding will be duly replaced.*

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

Recommendation: Remains grant planning permission, subject to alteration to condition 5 and the completion of a satisfactory Section 106

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Supplementary Information	Item No.	10
Planning Committee on 2 February, 2011	Case No.	10/2898

Location	Barham Park Estate, Roundtree Road/Saunderton Road, Wembley, HA0
Description	Approval of reserved matters relating to layout, scale, appearance and landscaping, pursuant to Condition 2 of outline planning permission 09/2350 dated 17/03/10 for erection of 216 residential units (related to phases 2 & 3).

Agenda Page Number: 141-158

Members visited the site on 29 January 2011 when local residents iterated their wish for a right turn filter to be introduced at the traffic lights as left turn only is currently allowed.

This issue was considered in some detail when the original 'hybrid' application was considered. To summarise, a full Transport Assessment submitted in support of the 'hybrid' tested the junction capacity at Harrow Road and found that the junction will continue to operate well within capacity even when accounting for increased flows that might be expected from the estate redevelopment. Whilst it is understandable that residents would prefer the option to turn right out of the estate onto Harrow Road there is no requirement to upgrade the junction in order for the estates redevelopment to be acceptable on transportation grounds.

More critically the proximity of the junction to the roundabout, signalised junction and pelican crossing to the south of the site makes a right-turn movement out of the estate unacceptable

on road safety grounds. In addition, the cost of reconfiguring the junction in order to allow a right turn would be prohibitively expensive and would have rendered the whole estate redevelopment unviable.

Local residents also voiced concerns about the bus lane which runs across the junction. They are worried that cars turning left out of the estate may have to wait in the bus lane before pulling out, and that this might result in a fine. The enforcing of the bus lane is the responsibility of Transport for London however it would seem illogical that vehicles are penalised for crossing the bus lane to enter and exit the site as this is the only route available. It is understood that TfL only enforce the bus lane north of the junction. Officers have requested that Transportation pursue this again with TfL to look at ways of possibly improving this for residents.

Correction:-

Page 145 under 'Landscape' heading.

This paragraph summarises Landscape officers support for the design and layout of the designated children's play spaces. The final sentence is grammatically incorrect and should read as *"having considered the applicants justification for the design of the play spaces your Landscape Officer's feel the reasons for the final design, layout and choice of play equipment represents a reasonable and practical solution. This solution should reduce the potential for problems to occur if equipment was included which would encourage older age groups to use these play spaces"*.

There was also a query on the description of unit sizes. Officers can confirm that the schedule of accommodation as set out in page 147 of the main report is correct.

Revised plans:-

Since the Committee Report was published revised plans have been received which relate to the terraced housing (Blocks J, M, Q and R). The front elevations have been revised to have full height projecting bays, and this helps give greater articulation to the terraces. This revision was requested by your Officers following Urban Design observations.

Recommendation: Remains approval.

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Supplementary Information	Item No.	11
Planning Committee on 2 February, 2011	Case No.	10/3207

Location	School Main Building, Brentfield Primary School, Meadow Garth, London, NW10 8HD
Description	Erection of 2 storey extension buildings to existing school incorporating new classrooms, toilets, storage rooms, school hall, kitchen and associated plant, photovoltaic panels, and educational roof garden; and landscaping changes including new external amphitheatre ramped accesses, bin stores, parking areas and new trees

Agenda Page Number: 159

Relationship to neighbouring properties

While officers are satisfied with the relationship of the proposed extension to adjoining

residential properties it is felt that the scheme could benefit from additional landscaping along the schools western boundary to help further soften its impact. The applicant has agreed to increase the area available for soft landscaping along the western boundary by moving the line of the access road kerb. This amendment allows for additional tree planting along this boundary, to be secured by condition. The revised access road alignment has been agreed with the Council's Highway Engineer.

As a result of the additional tree planting officers no longer consider condition 3 requiring windows facing the western boundary to be partly obscured to be necessary. Accordingly it is recommended that this condition be removed.

Sustainability

It recommended that condition 10 be amended to reflect the fact that as this scheme is not designated as a 'Major Development' a BREEAM Very Good+ rating should be sought rather than BREEAM EXCELLENT, and a score of 38 on the Council's Sustainable Development Checklist is required rather than a score of 40.

Other

At the applicant's request, conditions 4, 5, 8, 9, and 10 are varied to require the submission of details within 12 months of occupation, rather than prior to occupation. Details pursuant to conditions 11, 12, 13 and 18 will be required within 3 months of the decision date. Condition 20 will require details within 12 months. Condition 17 requires a wording change following the advice of the Borough Solicitor to approval of details.

The revised arboricultural statement requires a further tree be removed, and condition 13 (landscaping) will therefore require an additional replacement tree as a minimum.

Sport England have commented that there is no (MUGA) Multi Use Games Area designated or proposed on site, and the application description will be altered accordingly.

Following feedback from Sports Services, the applicants has added a lobby door to enable access to a lobby area for out of hours community use . Revised drawings also alter the elevation treatment of the classrooms, and make ventilation/ window detail changes.

The applicants have confirmed that they intend to use Larch wood for the cladding, which is a resilient and robust soft wood cladding commonly used on school sites..

Recommendation: Approval subject to the amendments to conditions suggested above and the following revised drawing numbers:

L(PA) 001 P2 - location plan; X(PA) 002 P3 - existing site plan; L(PA)002 P5 - proposed site plan

X(PA) 003 P3 - existing ground floor plan; L(PA) 003 P4 - proposed ground floor plan; X(PA) 004 P3 - existing first floor plan; L(PA) 004 P4 - proposed first floor plan; XE(PA)005 P2 - existing roof plan

L(PA) 005 P3 - proposed roof plan; XE(PA)001 P2 - existing elevations sheet 1; XE(PA)002 P2 - existing elevations sheet 2; E(PA) 001 P3 - proposed elevations sheet 1; E(PA) 002 P3 - proposed elevations sheet 2

S(PA) 001 P3 - proposed sections sheet 1