

## Agenda Item 07

### Supplementary Information Planning Committee on 16 November, 2016

Case No. 16/0760

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Location	Harlesden Christian Centre & Land next to and rear of Harlesden Christian Centre, Winchelsea Road, London
Description	Redevelopment of the site and surrounding land to include the demolition of the existing centre (Use class D1) and construction of five residential blocks ranging from 1 to 6 storeys high, comprising 178 residential units (67 x 1-bed, 60 x 2-bed flats, 24 x 2-bed maisonettes, 14 x 3-bed flats, 3 x 4-bed maisonettes, 8 x 3-bed houses and 2 x 4-bed houses) with associated private and communal amenity space, parking, access, landscaping and ancillary works (as amended).

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Further clarity has been sought on the off site affordable housing position. It can be confirmed that the 30% off site provision that is proposed to be located on Site 27, is as well as the 20% (22 units) already secured on Site 27 through the grant of planning permission 15/0822. The effect of this off site provision is that a total of 75 units of the 109 on Site 27 would be delivered as affordable as opposed to 22 units, representing an uplift to 69%.

Paragraph 75 of the published report refers to there being two disabled parking spaces located within the central servicing area. This is not the case, it is proposed that there are two marked servicing spaces located here.

#### **Community Infrastructure Levy (CIL):**

It should be noted that the CIL details referred to in the report do not take into account the existing eligible floorspace, of 228sqm. With this eligible floorspace included the CIL liability changes from £6.16m to £6.10m.

#### **Recommendation: Remains approval**

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