

Agenda Item 09

Supplementary Information Planning Committee on 15 February, 2017

Case No.

16/4174

Location Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road & Peel Site Garages, London, NW6

Description Hybrid Application for the proposed redevelopment of the Peel site comprising Peel Precinct, 97-112 Carlton House, 8-14 Neville Close, 2 Canterbury Road & Peel site garages:

- **Full** planning application for the demolition of 2A Canterbury Road, 1-7 and 15-33 Peel Precinct and 8-14 Neville Close, and erection of four buildings (A, B, C and E) ranging between four to 16 storeys, plus part basement comprising of 38 replacement affordable homes for existing South Kilburn secure tenants, 64 private sale units (38 x 1-bed, 47 x 2-bed, 13 x 3-bed and 4 x 4-bed units) new health centre (Use Class D1) with flexible first floor space (Classes A1/D1/D2), 3no A-class retail units at ground floor, associated landscaping, highways and public realm improvements (including new public space), private open space, associated car parking, cycle parking and servicing provision.
- **Outline** planning application with reserved matters (around Appearance, Landscaping, and Scale) for the demolition of 97-112 Carlton House, 34-57 Peel Precinct and Peel site garages, and erection of three buildings (D, F and G) ranging in height between up to 4 and up to 8 storeys provide up to 124 residential units comprising of 4 Affordable Housing units, and up to 120 private units, with associated landscaping, private open space, and cycle parking.

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Members site visit

Members visited the site on 11 February 2017. No queries were raised regarding material planning considerations.

Clarification

The following points of clarification on the report should also be noted:

In the 'Consultation' section of the report (p129) it refers to the proposed health centre as having space for three GPs to practice. It is important to clarify that the health centre will be able to accommodate **three GP practices**, and not simply three GPs. The South Kilburn Regeneration team have identified that the following practices could be accommodated (though note that no legal agreements have been entered into at this time):-

- Blessing Medical Centre (307 Kilburn Lane)
- Kilburn Park Medical Centre (12 Cambridge Gardens)
- Peel precinct Surgery (3 Peel Precinct).

Conditions

The wording of Condition 8 has been amended to include the words "unless for fire escape or operational reasons this is not feasible" at the end, in the interests of enforceability.

Recommendation: Remains as per pp124-126 with the amendments to the wording of condition 8.

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