

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

26 April, 2017

17/0328

SITE INFORMATION

RECEIVED	23 January, 2017
WARD	Tokynghon
PLANNING AREA	Brent Connects Wembley
LOCATION	Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design
PROPOSAL	<p>Variation of the following conditions of hybrid planning consent 15/5550:</p> <ul style="list-style-type: none">revised parameter plans 04-13 and the listing of these replacement plans under revised conditions 4, 5, 16 and 25reserved matters details for Plot W06 pursuant to condition 1 (layout, scale, appearance, access and landscaping), and the listing of the detailed drawings for Plot W06 under revised conditions 4 <p>AND</p> <p>Discharge of conditions 1 (layout, scale, appearance, access and landscaping), 19(h) (wind), 19(k) (internal layout of buildings), 19(i) (access), 19(m) (daylight), 19(n) (private external space), 38 (air quality) and 49 (indicative phasing) for Plot W06 relating to Hybrid planning application reference 15/5550</p> <p>Hybrid planning consent reference 15/5550 dated 23/12/2016 and accompanied by an Environmental Impact Assessment, was for</p> <p>The redevelopment of the site including:- Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.</p> <p>And</p> <p>Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:</p> <ul style="list-style-type: none">Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;Commercial (Use Class B1) up to 82,000 sqm;Hotel (Use Class C1): up to 25,000 sqm;Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;Assembly and leisure (Use Class D2): 23,000 sqm;Student accommodation (Sui Generis): Up to 90,000 sqm. <p>And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including</p>

	<p>water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development. Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended</p>
APPLICANT	Quintain Limited
CONTACT	WYG
PLAN NO'S	Please see condition 4
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_132277</p> <p><u>When viewing this as an Hard Copy _</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none"> 1. Please go to pa.brent.gov.uk 2. Select Planning and conduct a search tying "17/0328" (i.e. Case Reference) into the search Box 3. Click on "View Documents" tab

RECOMMENDATIONS

1. That the Committee resolve to grant planning permission, subject to the Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended, as agreed as a part of the original hybrid planning consent (reference 15/5550) covering Affordable Housing; Highways; Neighbourliness, Public Realm – open space, roads etc; School; Community; Sustainability; Employment and Training; and Public Art.
1. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions


1. Outline planning – approval of details
2. Reserved Matters Condition
3. Outline planning – time limit
4. Approved documents / drawings
5. Use Class A5 restriction
6. Food retail store size
7. Student accommodation cap
8. Student accommodation use restriction
9. Southern Boulevard
10. Royal Route works
11. Residential parking E01, E02, E03, E05
12. Residential parking use restriction
13. Storage in open areas
14. Existing crossovers
15. Construction tolerances
16. Parapets
17. Student accommodation demand assessment
18. Student management plan
19. Approval of various details
20. Landscape
21. Parking Management Plan (non-event days)
22. Event day parking management plan
23. School parking within Red Car Park
24. Royal Route Works
25. Cycle Routes
26. Delivery Service Plan
27. Construction Logistics Plan
28. Site Management Plan
29. Play and recreation space
30. Accessible rooms/units
31. CT Measures
32. Plant noise
33. Sound insulation between comm and resi
34. Residential noise
35. School noise
36. Vibration
37. Construction Method Statement
38. Air Quality Neutral
39. CHP emissions
40. CHP emission testing
41. NOx from boilers
42. Site investigation
43. Verification report
44. Extract ventilation
45. Drainage works
46. Piling Method Statement
47. Surface Water Drainage Scheme
48. Quality of accommodation

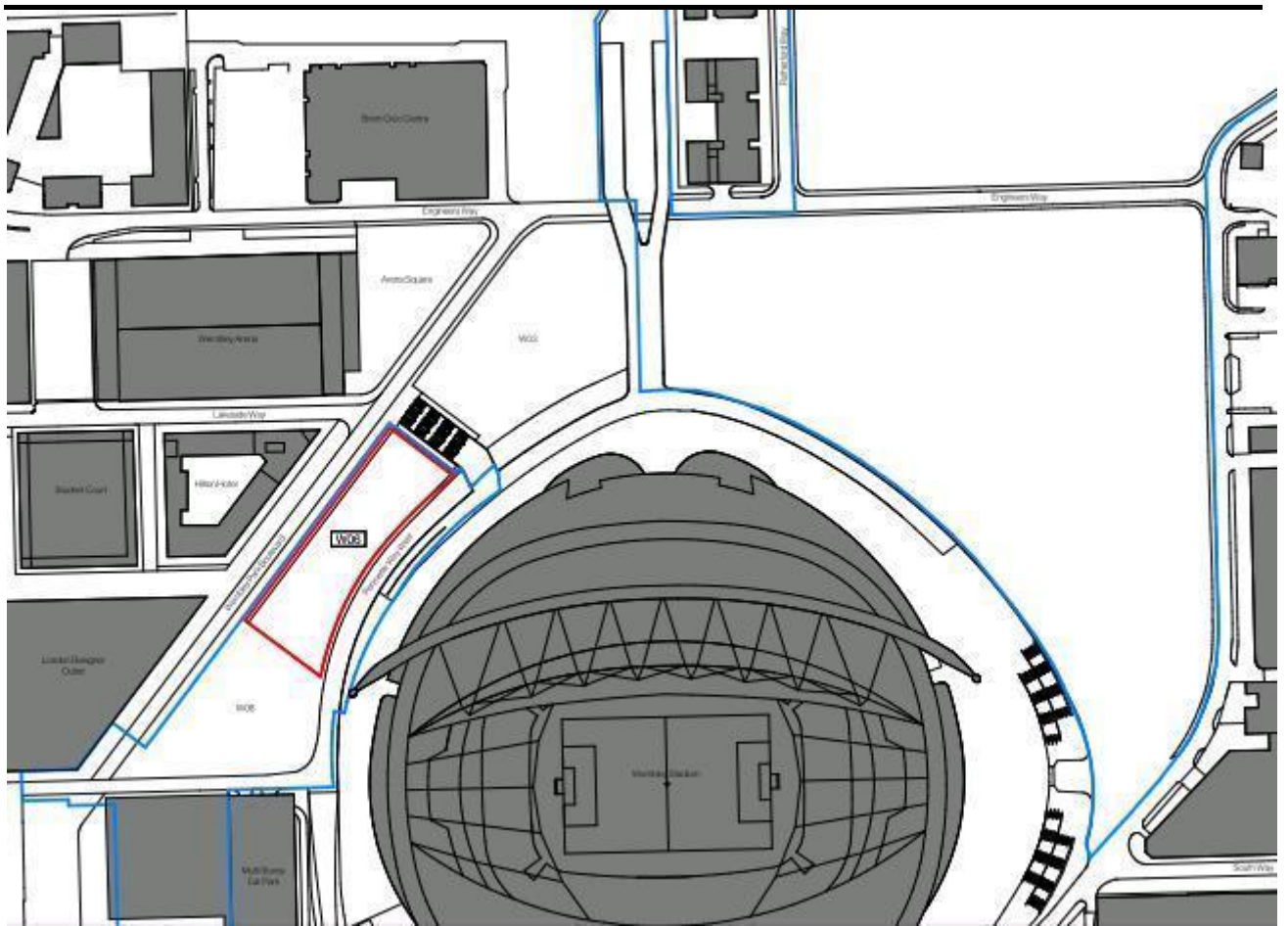
49. Phasing plan
50. Details of communal facilities for residents proposed to be provided for residents of plot W06
51. Any [other] condition(s) considered necessary by the Head of Planning

Informatives

1. Asbestos
 2. Protection against back flow
 3. Underpinning and public sewers.
 4. Measures to minimise groundwater discharge.
 5. Trade effluent consent.
 6. Polluted discharge into local watercourses
 7. Installation of fat trap.
 8. CIL phasing.
 9. Superstructure.
 10. Any [other] informative(s) considered necessary by the Head of Planning
1. That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.
 2. That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990

SITE MAP

	Planning Committee Map
Site address: Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design	
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This map is indicative only.

PROPOSAL IN DETAIL

The application seeks the amendment of conditions 4, 5, 15, 16 and 25 of planning permission 15/5550, proposing changes to the parameter plans in relation to plot W06.

Condition 4 refers to the list of drawings and documents approved through the original planning permission (reference 15/5550). This application proposes minor material amendments to the parameter plans which show the form of plot NW06. The amendments are discussed below.

Condition 5 relates to the non-residential uses specified within parameter plan 08. Condition 16 refers to parameter plan 09 (maximum height) and condition 25 relates to cycle routes and refers to parameter plan 11. These parameter plan drawing numbers will change if the minor material amendments are approved and these conditions are proposed to be amended to reflect the new plan numbers.

The proposed changes to the parameters of Plot W06 are as follows:

- The re-orientation of the massing of the building to create two distinct buildings, with no proposed change in height;
- Splitting of the approved B1 and C3 uses into the two separate buildings; and
- A change in the form and location of the open space as a consequence of the amendment to the buildings.

The submission also seeks the approval of details pursuant to a number of conditions. This includes the Reserved Matters (condition 1, relating to Layout, Scale, Appearance, Access, and Landscaping) and conditions 19(h) Wind; 19(k) Internal layout of buildings; 19(l) Access; 19(m) Daylight; 19(n) Private external space; 38 Air Quality; 49 Indicative Phasing.

The resultant proposed scheme for Plot W06 comprises two buildings, each with a single core, ranging from 8 to 11 storeys in height; providing 150 residential units within private and intermediate rented tenures (78% PRS and 22% London Housing Bank), with private communal residential landscaped gardens; 1,851sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments) and/or D2 (Leisure and Entertainment); 13,476sqm (GEA) of commercial space for B1 (Business); as well as ancillary space, and associated plant, cycle storage, refuse provision and associated infrastructure including the creation of a new public garden.

EXISTING

The hybrid planning permission (the Wembley Park Masterplan, reference 15/5550), relates to a 15.9 Hectare site surrounding Wembley Stadium. The proposed variations to the conditions and the submission of details relate to plot W06, which is a 0.5 Ha site which lies within the Wembley Park Masterplan. It is located within the Western Lands, the commercial district of Wembley Park focused along Wembley Park Boulevard.

The site is bounded by Wembley Park Boulevard to the west and Perimeter Way to the east. Its northern boundary is defined by the Spanish Steps and a pedestrian route running at ground level to the side of the steps. To the west sits London Designer Outlet and the Wembley Hilton Hotel. In close proximity to site is the Grade II listed Wembley Arena and Brent Civic Centre.

The site benefits from good access to public transport with National Rail, London Underground and bus services available. The site is approximately 10 minutes' walk from Wembley Park and Wembley Stadium stations.

The site is currently empty and clear of development above ground. There is some earth banking laid to grass, which takes up various level changes across the site. A portion to the north is surfaced and currently used for temporary coach parking for everyday events, which is to be relocated.

SUMMARY OF KEY ISSUES

Variation of condition 4, 5, 16 and 25: The proposed variation looks to alter the layout of plot W06, splitting this plot into two buildings with one containing the new office building and the other containing a mixed use development with commercial uses at ground level and residential uses on the upper floors. The variation to condition 4 proposes to change the relevant parameter plans to reflect this while conditions 5, 16 and 25 make reference to parameter plans that are proposed to be changed. The proposed changes to plot W06 within the parameter plans are considered to be acceptable.

Outline Planning Permission: Application reference 15/5550 granted outline consent for the development of 15.9 hectares of land surrounding Wembley Stadium. This S73 application proposes to amend the outline consent but is considered to be in material compliance with the principles established under the original outline consent.

Representations Received: No representations were received from local owners/occupiers in response to the consultation.

Proposed Uses: The proposed uses including residential, Office Space, and flexible commercial space, are in compliance with the parameters and principles established and approved under the outline consent.

Housing mix and Affordable housing: Within Plot W06, 22% (35 Units) of the residential floorspace is provided as intermediate rent (London Housing Bank Dwellings). The remaining 78% (115 Units) are to be delivered as private market rent. The overall mix comprises 30 x studios, 73 x 1bed units, 43 x 2bed units, 2 x 3bed units and 2 x 4bed units. This is in line with the principles relating to housing mix established within the Outline Planning Consent, which remain within this consent.

Scale, Layout and Appearance: The scale and massing of the proposed scheme is within the heights and extents identified on the parameter plans approved under the outline planning permission and those proposed within this application. The buildings perform separate roles and it is considered that the layout will enable this successfully whilst also tying the development in with the existing and emerging surrounding development. The overall finished appearance of the development is considered to be high quality and is acceptable in design terms.

Quality of accommodation: The units will meet the relevant standards for residential accommodation and the living conditions of future occupiers of the development would be acceptable.

Sustainability and energy: The submission demonstrates that the scheme will exceed London Plan targets for CO2 reduction.

Highways: The cycle parking, access and servicing arrangements are acceptable and the car free approach to the development is acceptable in this location. The proposal is considered to be in compliance with the outline consent in this regard.

MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Dwelling houses	0	0	0	12401	12401
General business use	0	0	0	13476	13476
Shops	0	0	0	1851	1851

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Bedsits/Studios & Intermediate)										
EXISTING (Flats û Market)	0	0	0	0	0	0	0			0
EXISTING (Bedsits/Studios & Market)										
EXISTING (Flats û Intermediate)										
PROPOSED (Bedsits/Studios & Intermediate)	9									
PROPOSED (Flats û Market)	58	32	2	2						
PROPOSED (Bedsits/Studios & Market)	21									

RELEVANT SITE HISTORY

The main application which granted outline consent for this site was considered by the planning committee on 11 May 2016, and the decision was issued on 23 December 2016 following the completion of the legal agreement and referral to the Mayor of London.

Details of that consent are as follows:

15/5550 - Granted 23/12/2016

Hybrid planning application, accompanied by an Environmental Impact Assessment, for the redevelopment of the site including:-

Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.

And

Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;
- Commercial (Use Class B1) up to 82,000 sqm;
- Hotel (Use Class C1): up to 25,000 sqm;
- Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;
- Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;
- Assembly and leisure (Use Class D2): 23,000 sqm;
- Student accommodation (Sui Generis): Up to 90,000 sqm.

And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended

CONSULTATIONS

Press Notice: 23/02/2017

Site Notice: 20/02/2017

The owner/occupier of 349 nearby and neighbouring properties were notified of the development 13/02/2017.

At the time of writing this report no representations were received.

Internal Consultees:

Ward Councillors

No responses

Environmental Health

Agree with the air quality neutral assessment and therefore the condition has been complied with. I would however suggest that the 2 remaining conditions regarding CHP and boilers are still applied.

External consultees:

GLA

Conclude that the amendments do not give rise to any new strategic planning issues.

TfL

Content that the proposed variations do not present an issue for TfL.

London Borough of Camden

The Council doesn't have any objections to the proposal.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

London Plan consolidated with alterations since 2011 (March 2016)

Wembley Area Action Plan 2015

Brent Local Plan Development Management Policies 2016

Brent Local Development Framework Core Strategy 2010

DETAILED CONSIDERATIONS

1. **Context and proposed variation of conditions**
2. Planning permission was granted under reference 15/5550, for the development of 15.9 hectares of land surrounding Wembley Stadium. The application was a hybrid scheme submitted part in outline with all matters reserved and part in full detail.
3. The current application seeks the amendment of conditions 4, 5, 15, 16 and 25 of planning permission 15/5550 to request the approval of a revised list of plans and the approval of reserved matters for Plot W06.
4. The revisions to the plans only concern the subject Plot W06. There are no changes to the other plots that were consented by outline planning permission 15/5550. The proposed changes to the parameters of Plot W06 are as follows:
 - The re-orientation of the massing of the building to create two distinct buildings, with no proposed change in height (+79 AOD);
 - Splitting of the approved B1 and C3 uses into two separate buildings; and
 - A change in the form and location of the open space to be sited centrally as a consequence of the amendment to the buildings.
5. The outline planning permission is subject to 49 conditions, a number of which require further information to be submitted for approval. This application provides information pursuant to a number of these conditions (as amended), as follows:
6. 1 (Layout, Scale, Appearance, Access, and Landscaping); 19(h) Wind; 19(k) Internal layout of buildings; 19(l) Access; 19(m) Daylight; 19(n) Private external space; 38 Air Quality; 49 Indicative Phasing.
7. An Environmental Impact Assessment (Environmental Statement November 2015) accompanied Outline Planning Application 15/5550. This assessment robustly assessed the significance of the environmental effects of the Wembley Park Masterplan development.
8. A Supplementary Environmental Statement has been submitted as part of this application to assess the changes to the consented Development Proposal through the revised Parameter Plans in relation to W06. This concludes that there are no changes to the conclusions of the 2015 Environmental Statement as a result of the revisions in relation to Plot W06. Officers agree with this conclusion.
9. The proposed changes to plot W06 are discussed in detail within the subsequent paragraphs of this report. The proposed changes to the parameter plans reflect the changes to the layout of the plot, splitting the office and residential elements of the scheme into two separate buildings within the one plot. The proposals are considered to represent minor material amendments to the parameter plans which are considered to result in a high quality development for the reasons discussed below that continues to accord with the development plan and relevant guidance and the conclusions of the Environmental Statement submitted for the original hybrid planning application are considered to be

appropriate in determining the potential environmental effects of the scheme as amended by the proposal.

10. Proposed Uses

11. The proposed W06 scheme comprises two separate buildings fronting onto Wembley Park Boulevard – the 'W06 residential building' and the 'W06 commercial building'. The two buildings are separated by a public garden situated at ground level. Within each of the buildings the ground floor provides commercial uses to activate the frontages of the plot, namely to the facades facing onto Wembley Park Boulevard.
12. The W06 commercial building provides 13,476sqm of B1 (Business) floorspace, distributed across eight levels of the building at first floor and above. In addition, 1851sqm of flexible commercial floorspace is split across both buildings within Plot W06, and is distributed at ground floor level as follows: 797sqm within the W06 residential building and 1,054sqm within the W06 commercial building. To maintain flexibility in the market place, it is proposed that this ground floor commercial floorspace can be used for either Use Classes A1 – A4 (Retail) and/or D2 (Leisure and Entertainment). This approach is supported by officers and is inline with the approach taken on other plots within the Masterplan area.
13. The W06 residential building has a single core and accommodates 12,401sqm of residential floorspace, providing 150 residential units and ancillary areas. The residential accommodation is provided partly as intermediate rent (London Housing Bank dwellings) and as units for private rent.
14. The proposed uses are in accordance with the Outline planning consent and are therefore acceptable.

15. Layout, scale and appearance

16. Layout

17. As set out above, the proposal for W06 comprises two separate buildings fronting Wembley Park Boulevard, and includes a public open space at ground level between the two buildings. The building footprints are maximised at ground and mezzanine levels to occupy the full site extent and increase activity.
18. The proposed arrangement of ground floor frontage enables the plot to respond to the outline planning permission principal of a completed Wembley Park Boulevard. A residential entrance is provided on the northern facade. Retail units are positioned to complement the London Designer Outlet Centre (LDO) on the opposite side of the Boulevard.
19. Active frontages are provided to all elevations fronting Wembley Park Boulevard, the W06 Pocket Garden and the W06 Path to the north east. Two vehicle drop-off points are provided on Perimeter Way. From the drop off points, accessible routes to main entrances are available with travel distances less than 50m. Servicing, cycle stores and plant are arranged to Perimeter Way where easy access is possible.
20. The form of the buildings is based on the function and use within. The office building takes a simple, rectilinear form in plan and follows the site extents. This allows for the provision of large office floorplates with a central core. This core is served by four lifts and two sets of stairs. The office floors are highly adaptable, to maintain flexibility for various users. The office use consists of eight floors above ground floor retail. The main entrance to the B1 floorspace is provided via a lobby fronting onto Wembley Park Boulevard. A secondary entrance is also placed fronting onto the new public garden situated between the two buildings.
21. The residential building takes an L-shape in plan with building depths appropriate for residential units and 11 floors above ground floor retail. The core within the building is served by three lifts (one of which is a fire fighting lift) and stairs that are compliant with Part M building regulations which now accommodate former Lifetime Homes and Wheelchair Housing standards. The wings of the residential building are arranged to reinforce the main frontages onto the Boulevard and the Spanish Steps. At first floor, the building encloses a garden terrace to the rear, orientated towards the Stadium, which will benefit from a sheltered, southerly aspect, further amenity is provided at roof level. Primary windows to dwellings are orientated east and west to avoid overlooking between the

office and residential facades across the Pocket Garden.

22. The W06 residential building has been designed to accommodate the ENVAC waste system, whereby users drop their refuse into a portal or chute which, using suction, is then transported via an underground network of pipes to an offsite collection hub which is already located in plot W05. An Envac disposal room is located at ground level for residents to use. The benefit of the ENVAC system is that the need for refuse storage is significantly reduced, however, a bulk store is also provided at ground level where residents can dispose of large items. A further separate store is provided for the commercial operators (A1-A4, D2) on the ground floor of the W06 residential building.

23. The layout is considered to be acceptable and would result in a suitable form of development for the Locality. The proposed layout is considered to be in keeping with Brent Local Plan Development Management Policies 2016 and the Wembley Area Action Plan 2015.

24. Scale

25. The scale and massing of the proposed scheme is within the heights (+79m AOD) and extents identified on the parameter plans approved under the outline planning permission, and as proposed to be amended under this current application.

26. The approved outline permission approved an uninterrupted line of development along Wembley Park Boulevard within this plot, with two alternatives for 100% commercial, or 100% residential.

27. The proposed detailed design of plot W06 within this application brings forward both residential and commercial on this plot. This has resulted in the delivery of two separate buildings within the plot extents. Between the two buildings a 15m wide new public square is proposed.

28. Both buildings provide frontages onto Wembley Park Boulevard, measuring approximately 45m long. The residential and office uses sit on podiums to allow retail on the ground floor.

29. The buildings and square create a well-defined and activated edge to Wembley Park Boulevard, and the square between the buildings provides key views to and from the stadium.

30. Whilst the two buildings differ in the number of storeys above ground, they are of equal width and height on Wembley Park Boulevard (the floor to ceiling height of residential and office storeys differs). The gap between the buildings and at their outer edges allows views of the Stadium as well as physical links through to the Stadium.

31. The height of the proposals at +79m AOD are in line with the shoulder of the stadium re-emphasising the grounding of the greater building whilst allowing its roof and arch structures to rise higher. To provide context the stadium presents four critical datum heights, namely; its concourse at +52m AOD; its shoulder at +80m AOD; the top of its roof at +103m AOD; and the peak of its arch at +183m AOD.

32. The proposed scale and massing for the proposed scheme within Plot W06 is within the heights and extents identified on the parameter plans approved under the outline planning permission and are therefore acceptable. The scheme has been organised according to the principles of the Masterplan: to maintain the linear edge to the Wembley Park Boulevard and to allow visual and physical links where possible through the plot to the Stadium.

33. The proposal is in accordance with Policy DMP1 the Local Plan Development Management Policies 2016 and Policies WEM5 and WEM6 of the Wembley Area Action Plan 2015.

34. Appearance

35. The W06 buildings have been designed to be read as a pair with a common approach to materials, massing and proportion. The main facades to the buildings are to Wembley Park Boulevard and are designed with a hierarchy of ground, middle and upper floors which are counterbalanced by the vertical alignment of fenestration and balconies. The commercial space located at ground floor in each of the buildings is fully glazed and provides visual continuity to the street level frontage along Wembley Park Boulevard.

36. A complementary palette of materials is proposed for each of the buildings. The tonal mix of coloured bricks and metal window panels will strengthen the pairing of the buildings while helping define the individual character of each.
37. Blue coloured bricks are proposed for the office building with gold coloured side panels to windows in anodised aluminium. The gold colour will brighten the brick and add life to the facade.
38. Red / purple bricks are proposed for the residential building with bronze coloured anodized aluminium side panels. The purple hue of the brick and bronze complement each other and give a warm appearance. The bronze will also work to animate the building.
39. A simple elevational language of punched window openings in regular patterns is proposed. Full height windows provide vertical proportions and elegance. The thickness of external walls is expressed at openings with full brick returns to reveals, this provides depth to the elevations with pronounced shadows.
40. Fully glazed retail frontages provide additional visual continuity at the base of both buildings. Retail premises are accessed directly from the street. Residential edges feature prominent entrances and windows clearly visible through articulation of the brick, and via the use of a canopy.
41. The overall finished appearance of the development is considered to be high quality and is acceptable in design terms, and thus accords with policy DMP1 of the Brent Local Plan Development Management Policies 2016 and policy WEM5 and WEM8 of the Wembley Area Action Plan 2015.

42. **Residential Accommodation**

43. A total of 150 residential units and ancillary areas are proposed within W06. The dwellings proposed are arranged in the following mix: 30 x studios, 73 x 1bed, 43 x 2bed, 2 x 3bed and 2 x 4bed.
44. The proposed layout will result in up to 14 no. units per floor from a single, central core. This is the case for floors 3 –11 with floor 2 having 13 units and floor 1 having 11 units served by the single core. This goes beyond the target of 8 units per core per floor set out within the Mayor's Housing SPG. To address this, corridor widths have been maximised to a width of 1500 mm and the applicant highlights the provision of communal facilities which looks to establish a sense of community, this being one of the key drivers for the 8 unit target set out in the guidance. This part of the guidance looks to establish the parameters within which the quality of accommodation is established for residential developments. However, it is a target set out in guidance rather than a strict policy requirement. Emerging guidance suggests that the design parameters may be interpreted flexibly in relation to Private Rented Sector accommodation in certain instances. The availability of communal facilities have the potential to significantly increase the over-all quality of accommodation for future residents and to establish a considerably stronger sense of community that may otherwise have been established within a more traditional flatted block. The Outline Planning consent approved a range of uses throughout the development and the applicant has specified that they will provide a range of communal facilities. However, the outline consent did not secure the provision of communal facilities for residents to off-set matters such as this. As such, it is recommended that a condition is attached requiring the approval of details of communal facilities that will be made available to residents to off-set the potential impact of the increased number of units, and that those communal facilities are thereafter retained.
45. Good daylight and sunlight is provided within the dwellings and the layout minimises single aspect, north facing dwellings.
46. All dwellings have a private external balcony of minimum 5sqm area and no less than 1.5m in depth. Balconies are accessible with level thresholds to doors. three dwellings on the first floor will have defensible space areas of 2.5m onto the first floor communal open space.
47. 22% of the residential floorspace (35 units) are to be provided as intermediate rent (London Housing Bank dwellings). The remaining 78% comprising 115 dwellings will be delivered as private market rent.
48. *Affordable Housing*
49. As set out above, 35 units are provided as London Housing Bank units. This is a time limited

affordable housing product, supported by the GLA, with rents set at 80% of the market level for a minimum period of seven years. In accordance with the GLA guidance, after seven years these units can be sold to the market or to tenants as individual homes, retained as affordable housing or transferred into the company's housing portfolio. A decision will not be made until much nearer the time but the potential for tenants to either remain or relocate to other units (private or Discount Market Rent) within the wider Masterplan scheme will be a key consideration so as to maintain a strong sense of community and to ensure that Wembley continues to develop as a vibrant, balanced and sustainable neighbourhood. This is to be comprised as follows:

	Studio	1Bed	2Bed	3Bed
Number of units	9	15	11	0
% of total LHB units	25.7	42.9	31.4	0

50. Private Rented Accommodation

51. 115 units of the residential accommodation in Plot W06 are for private rent. This is provided as follows.

	Studio	1Bed	2Bed	3Bed	4Bed
Number of units	21	58	32	2	2
% of total PMR units	18.5	50.4	27.8	1.7	1.7

52. The proposed mix of units accords with the Outline Planning Consent and is considered to be acceptable, having regard to Policy CP21 of the Brent Core Strategy 2010, Policy WEM18 and WEM19 of the Wembley Area Action Plan 2015 and Policy DMP15 of the Brent Local Plan Development Management Policies 2016.

53. Quality of Accommodation

54. All of the units meet or exceed the standards set within the Wembley Park Masterplan Development Specification and the latest London Plan standards set for one storey dwellings within the Mayors current Housing SPG. The Development Specification is part of the approved suite of documents that form part of planning permission 15/5550.

55. All dwellings are designed to meet Building Regulations Part M4(2) Category 2: Accessible and adaptable dwellings. 15 dwellings (10% of all units) will be Part M4(3) Category 3: Wheelchair Adaptable dwellings. It is proposed that two of these dwellings will be Wheelchair Accessible on completion and 13 will be adaptable based on demand.

56. A total of three passenger lifts are provided. One lift will double as a good lift and is expected to be out of service during residential moves. One lift will double as a fire fighting lift. Ground and mezzanine floors provide residential entrance lobbies, shared residential lounge and bicycle stores.

57. The W06 residential building also incorporates two landscaped terraces – one at first floor and the other at roof level, both of which are accessible by all residents from the common circulation areas within the building. These terraces are reserved solely for the use of residents and not accessible to the public. In addition, balconies are provided for every residential unit except dwellings that face out onto the first floor communal open space, which will have a defensible private terrace space to a depth of 2.5 metres.

58. All dwellings have a private external balcony of minimum 5sqm area and no less than 1.5m in width. Balconies are accessible with level thresholds to doors.

59. Three dwellings on the first floor will have defensible space areas of 2.5m onto the first floor communal open space.

60. Communal residential landscaped terraces are provided at first floor and roof level to the W06 residential building. Residents will have level access to each of these spaces via the building core.

This amenity space totals 1,184sqm.

61. Two areas of playable landscape are provided for children under 5 and under 12 years of age. These areas total 50sqm. Local play space for older children and for more active play such as ball games will be accommodated elsewhere within the Eastern Lands Character Area and the Park which are part of the wider Wembley Park Masterplan. In accordance with the S106 agreement attached to the outline planning permission two Multi Use Games Areas will be provided as Public Play Space as part of an agreed programme of delivery.
62. The proposal will deliver a good standard of residential accommodation which is acceptably in accordance with London Plan Policy 3.5, the Mayor's Housing SPG, Brent Local Plan Development Management Policies DMP1, DMP18 and DMP19 and the National Technical Housing Standards.
- 63. Commercial Floorspace provision**
64. The office building consists of ground, mezzanine and 8 upper floors of accommodation. It provides 15,050sqm of gross external area (GEA) for office and commercial use.
65. 8 identical office floors each provide 1,253m² of net lettable office area. Ground and mezzanine floors provide entrance lobbies, cycle store, changing facilities and a 299m² lettable office area. In addition, a further 1009m² GIA of retail is located at ground floor in up to 5 double height units.
66. The office floor space is designed to create IT rich, flexible spaces capable of being adapted to changing future working practices. Floor plates are configured as simple, easily navigable spaces capable of supporting both open plan and enclosed (i.e. cellular) spaces.
67. Network Homes, a local Registered Provider of Affordable Housing, has secured a pre-let for c. 50,000ft² of office space on levels 1, 2, 3, 4 and mezzanine. They have been closely involved in the development of the design and specification of the building.
68. A single service and circulation core is located centrally in the building to maximise flexibility of the footprint, natural daylight and efficient circulation routes. 4 passenger lifts, each carrying up to 21 persons, will serve all levels in addition to two stairs. Separate male/ female WC facilities are provided each with a cubicle for ambulant disabled and a single wheelchair accessible WC.
69. The office building has a single refuse store located on the ground floor shared by office and retail users. The refuse store is internal, ventilated and equipped with a tap and floor gully for periodic wash down. The refuse will be collected by private contractors up to 3 times a week. On waste collection days, bins will be transported by the building management teams to the delivery bay on mezzanine level by goods lift. Dragging distances are less than 10m and on level routes. The refuse store is sized to contain 20 no. 1100 litre eurobins. This is based on 50 litres of waste per week per office worker and 5,000 litres of waste per 1,000m² of retail floor space per week as set out in the Buro Happold site wide strategy.
70. The proposed use is in accordance with the wider Masterplan, Wembley Area Action Plan, Local Plan Development Management Policy 1, and Core Strategy Policies CP3 and CP7 and is therefore supported by officers.
- 71. Landscape and Amenity**
72. There are two areas of communal amenity space, accessible by all residents from common circulation areas. First Floor 345sqm; Roof 839sqm. Both areas will be landscaped and together will provide a range of facilities including seating, play areas for children, cooking and dining facilities.
73. Communal residential landscaped terraces are provided at first floor and roof level to the W06 residential building. Residents will have level access to each of these spaces via the building core. This amenity space totals 1,184 sqm and the total private amenity space provided through balconies is 836.5 sqm. This is a total of 2020.5sqm resulting in 13.5sqm per unit.
74. Whilst this is below the SPG17 standard of 20 square metres, this plot is within close proximity to the new park which is to be delivered pursuant to the hybrid planning consent. The provision of new park results in the provision of external amenity space in accordance with the Council's standards.

75. The open space within this plot comprises areas to be used flexibly and seating areas and will be provided for residents. The space can be enjoyed by residents of all ages and is fully wheelchair accessible with path routes set at a width of 2m.
76. Two areas of playable landscape are provided for children under 5 and under 12 years of age. These areas total 50sqm.
77. Local play space for older children and for more active play such as ball games will be accommodated elsewhere within the Eastern Lands Character Area and the Park which are part of the wider Wembley Park Masterplan. In accordance with the S016 agreement attached to the outline planning permission two Multi Use Games Areas will be provided as Public Play Space as part of an agreed programme of delivery.
78. The two buildings are separated by a central area of public open space which provides a 1:21 graded access route from Wembley Park Boulevard through to Perimeter Way. The planting details and materials and other details of the landscaped area of open space between the buildings will come forward in due course pursuant to conditions 19(a), 19(c) and 20 of the outline planning permission. In accordance with the wording of this condition these details will be submitted and approved prior to the commencement of the superstructure.
79. Balconies
80. All of the W06 residential units are provided with private amenity space either in the form of balconies of a minimum 1.5m depth or a defensible private terrace space of a minimum of 2.5m depth.
81. The proposed amenity, landscaping and play space materially accords with the Brent Local Plan Development Management Policies Policy DMP19, London Plan policy 3.6 and the Mayor's SPG Shaping Neighbourhoods: Plan and Informal Recreation.
- 82. Sustainability issues**
83. In line with the obligations set out in the S106 Agreement, an energy centre and site-wide heat network will be delivered as part of the wider Masterplan. As per the consolidated energy centre design, a single CHP-led energy centre will be located in the north of plot E03. Details of the site wide heat network provision and expected energy centre operation were approved in the E03 reserved matters planning application 17/0016.
84. Plot W06 will connect and be served by the site-wide district heating network through plate heat exchangers located in both the residential and commercial building.
85. The consolidated energy centre design allows a reduction in carbon dioxide emissions for all plots compared with those estimated at Masterplan stage. For the purpose of the calculations, the plots' buildout has been assumed to be the same as in the Masterplan Commercial scenario. The Figure also shows the difference in the improvement over the GLA Baseline as outlined in the Outline permission. It is estimated that the consolidated energy centre will provide a further 6% carbon reduction in relation to the original proposed Masterplan energy centre specification. The new energy centre specifications allow a 42% reduction in carbon emissions beyond 2013 Building Regulations, compared with a 36% reduction in the Masterplan Commercial Scenario.
86. The plot specific predicted carbon emissions have been estimated to be 35.6% below 2013 Building Regulations, which exceeds the 35% reduction target.
- 87. Environmental issues**
88. Water consumption
89. Residential units will meet a target of 105 litres per person per day or less. This is equivalent to the Code for Sustainable Homes Level 4 minimum requirements.
90. Potential strategies to meet the target requirements include the use of low water use sanitary fittings within each residential unit, such as low water use WCs, showers, taps, baths and (where installed) white goods.

91. Sunlight/daylight

92. A full assessment has been undertaken of the levels of daylight and sunlight that the residential units within W06 will receive. This is a requirement of condition 19(m) of the outline planning permission.
93. The daylight/sunlight assessment has been undertaken having regard to the commitments within the Wembley Park Masterplan Environmental Statement, November 2015 which requires that a minimum ADF of 1.5% for living space and a 1.0% for bedrooms is achieved in 95% of all residential units. The study confirms that each of the blocks within Plot W06 exceeds the 95% pass rate by 0.5%.
94. 11 Living Dining rooms are below the target of 1.5%, 8 of these are within 20% of the target. 5 Bedrooms are below the target of 1.0%, 2 of these are within 10% of the target. 1 Studio is below target of 1.5%, however this is within 5%.
95. The majority of these units are located on the first and second floors and are at internal corners with balconies above which is typical in an urban environment. Giving a balanced view and considering the results flexibly as mentioned within the BRE guide, the results are considered to be acceptable.
96. The new amenity space on site at the rear of the residential building has been analysed in respect of the specification above and the results show that 74.41% of the space will receive at least 2 hours of sun on 21st March, fully complying with the required standard. The rooftop amenity space has also been analysed in respect of the specification above and the results show that 93.48% of the space will receive at least 2 hours of sun on 21st March, also fully complying with the required standard. The development accords with the requirement of paragraph 3.2 of the Development Specification.
97. The proposed layout is considered to be appropriate as it will comply with the relevant sunlight and daylight standards as set out within the Wembley Park Masterplan Environmental Statement.

98. Wind environment

99. BMT Fluid Mechanics Limited (BMT) completed a programme of wind tunnel studies to assess the wind microclimate for the emerging Wembley Masterplan. Whilst these studies assessed the illustrative Masterplan scheme, they showed that conditions within and around the entire Masterplan were generally amenable and suitable for proposed pedestrian activities. The 2015 studies showed that ground level conditions in and around W06 were generally suitable for long periods of outdoor sitting, a category which requires the lowest wind speed as stipulated by the widely used Lawson Criteria.
100. The revised W06 massing does not introduce any features (usually significant increases in height or geometry which would channel or accelerate prevailing winds) which would be expected to significantly increase wind speeds and ground at elevated level in comparison to the scheme as tested in 2015.

101. The conditions throughout the site will remain largely suitable for proposed pedestrian activities and the proposed development will not adverse effect wind conditions around the site.

102. The development therefore is considered to accord with the planning policy and best practice guidance set out in the London Plan Policy 7.6 and BE12 of the Brent UDP.

103. The BRE Environmental Assessment Method (BREEAM)

104. The non-residential floorspace within Plot W06 will be provided by the applicant as shell and core standard, while the tenants will be responsible for the units' fit-out. Therefore, no formal BREEAM assessments will be undertaken by the applicant. However, a BREEAM pre-assessment has been carried out that demonstrates that the non-residential space design does not prejudice the tenant from achieving the BREEAM "Excellent" standard fit-out. This is considered acceptable.

105. Highways and transportation

106. Car parking allowances for residential, office and retail uses are set out in the Wembley Area

Action Plan. As the site has a high PTAL rating, a reduced maximum residential allowance of 0.4 spaces per 1-/2-bed flat and 0.6 spaces per 3-bed flat applies, giving a total allowance of up to 60.8 residential spaces for the 150 flats. The retail areas are permitted up to one space per 100m², giving an allowance of 18.5 spaces, whilst the offices are permitted one space per 400m², giving an allowance of 33.6 spaces. The overall parking allowance for the whole site therefore totals 112 spaces.

107. The proposed absence of any parking spaces within the site would therefore accord with the policy provisions as maximum standards would not be exceeded.
108. Consideration also needs to be given to the likely impact of overspill parking from the site on traffic flow and road safety though.
109. In order to gauge residential demand, data from the 2011 Census in respect of the blocks at Forum House and Quadrant Court within the Stage 1 Wembley Redevelopment Area has been examined. This showed average car ownership of 0.38 cars per household, giving a predicted total car ownership of 57 vehicles for the residential block.
110. For the commercial units, public car parking in the wider area is provided within the "red" multi-storey car park on South Way, about 150m south of the site. Long stay parking for the offices is not readily available in the area, which will help to discourage car use by office staff.
111. The outline planning approval for the development secured funds towards the extension of CPZ's/parking controls in the area, promotion of a Car Club scheme, development of Travel Plans and a restriction preventing future residents obtaining on-street parking permits in the area. These measures should be sufficient to ensure that the any overspill parking from the site can be controlled, so as not to have a negative impact on traffic flow or road safety.
112. With no off-street parking proposed, no disabled parking is able to be provided. However, any future residents that are eligible for Blue Badges which are exempt from the car-free agreement, allowing them to park on-street in the wider area. There are no on-street parking spaces parking space in the vicinity of the site. However, the applicant controls a large amount of residential parking in the vicinity and has the ability to make parking available within other plots if required.
113. The London Plan requires one secure bicycle parking space per 1-bed flat and two spaces per 2+bed flat, giving a total requirement for 197 secure spaces. The proposed provision of two storerooms with capacity for 204 bicycles meets this requirement.
114. The offices require 90 long term cycle parking spaces, with the retail units requiring five spaces. The proposed commercial bicycle store has capacity for 97 bikes, alongside showers and lockers, in order to fully meet that standard.
115. In terms of short-term cycle parking, the total development requires 25 cycle parking spaces. Fourteen bicycle stands are proposed along the Wembley Park Boulevard frontage, with 28 further publicly accessible spaces to the rear of the site, which more than meets requirements.
116. With regard to servicing, Appendix 2 of the Brent Development Management Plan 2016 requires the office block to be serviced by 8m rigid vehicles, with the retail units requiring servicing by transit vans and 12m vehicles. A total of five loading bays of up to 13m in length are proposed at the rear of the building, accessed from the privately maintained Perimeter Way, in accordance with standards. Tracking has been provided to show that the spaces are accessible to 10m rigid lorries and box vans.
117. Should any larger full-length vehicles need to deliver to the building, they would be able to stand along Perimeter Way or use the servicing bay proposed to the rear of nearby Plot W03.
118. Refuse storage for the commercial units is also proposed to the rear alongside the loading bays, comprising 22 Eurobins and two wheeled bins. The residential units are to be linked to the ENVAC system, collecting waste to a central collection area on Lakeside Way, thus avoiding the need to provide residential refuse storage on site.
119. Fire appliance and emergency service access requirements can also be met from the future adjoining streets, with vehicular access available along the front and rear of the building and

pedestrian access along the sides of the buildings.

120. Pedestrian access to the office and retail units is proposed directly Wembley Park Boulevard, with a second office entrance from the pocket garden between the buildings. The residential entrance will be from an existing pedestrian footpath between the building and the Spanish Steps. These arrangements are all fine.
121. The proposals entail the realignment of Perimeter Way at the rear, thus increasing the width of the development site by up to 7 metres. The new alignment will provide a more uniform radius to the bend in the road that more closely follows the curve of the Stadium concourse above. It is achieved by reducing the width of the concrete apron opposite that sits partly beneath the Stadium concourse and is used for limited event day coach parking. A carriageway width of 8m with a 2.2m wide footway along the rear of this building is retained, which still allows for suitable vehicular and pedestrian access. These alterations to the privately maintained Perimeter Way are fine.
122. To the front, the landscaping includes a 3.7m deep block paved forecourt area fronting Wembley Park Boulevard, thus increasing the total "footway" width to 8.5m, which is consistent with the opposite side of the street.
123. The provision of a pocket garden though the centre of the site to provide public pedestrian links between Wembley Park Boulevard and Perimeter Way with both steps and ramps is welcomed. An outdoor seating area with ten tables has been incorporated into the design, alongside the adjoining retail/food & drink unit.
124. There are no objections on transportation grounds to these proposals. The scheme complies with Development Management Policies DMP1, DMP11, DMP12 and DMP13.

125. Material Compliance

126. The parameter plans listed under condition 4 of the outline planning permission set out massing envelopes for each plot of the Wembley Park Masterplan, define the spatial distribution of land uses across the plots, describe the access and circulation around the development, establish the function of the land between the development plots and apply critical dimensions between the massing elements as appropriate.
127. Amendments to the Parameter Plans in relation to Plot W06 have been submitted within this planning application. These define two buildings of equal width and height on Plot W06 area for open space, critical distances between buildings, active frontage and entrance areas.
128. The Plot W06 proposal is materially in accordance with the parameter plans under outline planning permission, and as proposed to be amended.

129. Residential

130. The Development Specification states that 10% of all units provided across all tenures will be wheelchair accessible or adaptable for wheelchair users and that adapted units will be located in plots where on plot car parking is provide.
131. Plot W06 provides 15 adaptable units but is a car free scheme. A drop off bay is to be provided on Perimeter Way within a 50m distance of the lobby entrance of the W06 residential building.

132. Units per core

133. Development Specification seeks to define a number of housing quality parameters. Planning condition 48 states that applications for the approval of Reserved Matters that include residential floorspace shall demonstrate how certain design standards are being met. This reflects the requirements of London Plan Policy 3.5 (Quality and design of housing developments) and the Mayor of London's Housing SPG. One of the standards promoted relates to shared circulation and that each core should be accessible to generally no more than eight units on each floor. The objective that is sought is to ensure that those sharing a circulation core and landing areas will have a sense of ownership over such space, enabling a community to develop. Some floors have more than eight units per core per floor. Whilst, corridor widths have been increased and the submission highlights that communal residential amenities will be provided, the provision of these to mitigate the

effects of the higher number of cores and establish a sense of community is not secured through the outline consent. A condition is recommended requiring the approval of details of communal facilities and the retention of those facilities for use by residents.

134. Refuse

135. The Development Specification states that the principal operational waste disposal regime from all floorspace will be through a conventional waste system. As noted previously in this report the W06 residential building will be designed to accommodate the ENVAC waste system for the residential occupiers.

136. Design controls

137. There are very few paragraphs of the Development Specification where there is not strict compliance. Development Specification states that residential accommodation will be designed to ensure that single aspect north facing accommodation will be limited to a maximum of 5% of units (by unit number) with a sole aspect (from habitable rooms) within 45 degrees of north. Due to the arrangement of the plot, the W06 residential building has 11 single aspect units facing north – equating to 7.3% units. A daylight and sunlight assessment of the W06 residential building confirms that in terms of daylight and sunlight, 95.5% of the residential units within plot W06 achieve these commitments and is therefore considered to be in material compliance.

138. Summary

139. There are very few paragraphs of the Development Specification where there is not strict compliance. In those areas described above, there is justification as to why there is not strict adherence and there are no significant environmental effects arising from this. It is therefore concluded that the Plot W06 proposal is in material compliance with the Development Specification.

140. **Conclusion**

141. The proposed development for Plot W06 will create a high quality, mixed use development that responds to its context and setting and follows the aspirations and key principles of the wider Wembley Park Masterplan. Overall the proposals are in material compliance with the principles established under outline planning permission (reference 15/5550) by way of layout, scale, appearance, landscape and access. The scheme accords with the relevant planning policies and guidance and it is recommended that the proposal is approved.

CIL DETAILS

The element of the outline consent that will benefit from detailed approval (Plot E05 and Plot W06) results in a Community Infrastructure Levy (CIL) liability of £10,163,785.99.

We calculated this figure from the following information:

	Chargable Area	Brent CIL	Mayoral CIL	Total
Use Class C3	11,722.6	£ 2,846,917.14	£ 500,345.69	£ 3,347,262.83
General Business (retail, office etc)	15,125.7	£ 734,676.86	£ 645,597.29	£ 1,380,274.15
Sui Generis (car parking)	59,573.0	£ 2,893,545.71	£ 2,542,703.30	£ 5,436,249.01

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : The CIL liability information does not take account of development that may benefit from relief, such as Affordable Housing.

CIL payments for the wider Masterplan site will come forward on a plot by plot basis.



Application No: 17/0328

To: Miss Carney
WYG
9 Mansfield Street
London
W1G 9NY

I refer to your application dated 23/01/2017 proposing the following:

Variation of the following conditions of hybrid planning consent 15/5550:

- revised parameter plans 04-13 and the listing of these replacement plans under revised conditions 4, 5, 16 and 25
- reserved matters details for Plot W06 pursuant to condition 1 (layout, scale, appearance, access and landscaping), and the listing of the detailed drawings for Plot W06 under revised conditions 4

AND

Discharge of conditions 1 (layout, scale, appearance, access and landscaping), 19(h) (wind), 19(k) (internal layout of buildings), 19(i) (access), 19(m) (daylight), 19(n) (private external space), 38 (air quality) and 49 (indicative phasing) for Plot W06 relating to Hybrid planning application reference 15/5550

Hybrid planning consent reference 15/5550 dated 23/12/2016 and accompanied by an Environmental Impact Assessment, was for

The redevelopment of the site including:-

Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.

And

Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;
- Commercial (Use Class B1) up to 82,000 sqm;
- Hotel (Use Class C1): up to 25,000 sqm;
- Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;
- Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;
- Assembly and leisure (Use Class D2): 23,000 sqm;
- Student accommodation (Sui Generis): Up to 90,000 sqm.

And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended

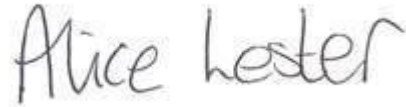
and accompanied by plans or documents listed here:
Please see condition 4

at Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 13/04/2017

Signature:

A handwritten signature in black ink that reads "Alice Lester". The signature is written in a cursive, slightly slanted style.

Alice Lester
Head of Planning, Transport and Licensing

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:-
National Planning Policy Framework
London Plan (consolidated with alterations since 2011)
Wembley Area Action Plan 2015
Brent LDF Core Strategy 2010
Brent Local Plan 2016
Council's and Mayoral Supplementary Planning Guidance

- 1 The relevant part of the development as hereby permitted shall not commence until the Reserved Matters of the relevant part of the proposed development have been submitted to and approved in writing by the Local Planning Authority and that part of the development shall be carried out and completed in all respects in material compliance with the details so approved before the building(s) are occupied. Such details shall include:-
 - i) Layout;
 - ii) Scale;
 - iii) Appearance;
 - iv) Access;
 - v) Landscaping.

Reason: These details are required to ensure that a satisfactory development is achieved.

- 2 All applications for Reserved Matters pursuant to Condition No. 1 shall be made to the Local Planning Authority, before the expiration of 15 years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 and since a period of 15 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.

- 3 The development to which this permission relates shall begin not later than whichever is the later of the following dates: (a) the expiration of three years from the date of this outline planning permission or (b) the expiration of two years from the date of approval for the final approval of reserved matters, or in the case of different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 4 The development hereby permitted shall be carried out in material compliance with the following approved drawing(s) and/or document(s):

OUTLINE

A-00-001 Parameter Plan 01: Site Location Plan 1:1250 A0
A-00-002 Parameter Plan 02: Extent of Reserved Matters 1:1250 A0
A-00-003 Parameter Plan 03: Existing Ground Levels 1:1250 A0
A-00-004 Rev 1 Parameter Plan 04: Proposed Ground and Podium Levels
A-00-005 Rev 1 Parameter Plan 05: Proposed Maximum Plot Extent
A-00-006 Rev 1 Parameter Plan 06: Proposed Extent of Parking and Servicing Areas at Ground and above Ground Levels
4740-SK009 Rev A Parameter Plan 07: Access and Circulation
A-00-008 Rev 1 Parameter Plan 08: Proposed Uses 1:1250 A0
A-00-009 Rev 1 Parameter Plan 09: Proposed Heights 1:1250 A0
A-00-010 Rev 1 Parameter Plan 10: Proposed Critical Dimensions 1:1250 A0
3964-LPR-PL-LDA-DGA-011 Rev A Parameter Plan 11: Proposed Public Realm and Open Space at Ground Level
3964-LPR-PL-LDA-DGA-012 Rev A Parameter Plan 12 – Proposed Open Space at Upper

Levels

3964-LPR-PL-LDA-DGA-013 Rev A Parameter Plan 13: Tree Removal Plan Development
Specification Wembley Park Masterplan dated November 2015
Wembley Park Masterplan Design and Access Statement dated 30 November 2015

RESERVED MATTERS PLANS FOR PLOT W06

WBL-CPA-W06-RF-DR-A-0101 Site Location Plan 1:1250 A1
WBL-CPA-W06-RF-DR-A-0102 Site Location Plan showing Plots within Outline Planning
Permission 1:1250 A1
WBL-CPA-W06-ZZ-DR-A-0110 Existing Site Plan 1:250 A1
WBL-CPA-W06-01-DR-A-0202 First Floor Plan Proposed 1:200 A1
WBL-CPA-W06A-01-DR-A-0222 First Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-02-DR-A-0223 Second Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-03-DR-A-0224 Third Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-04-DR-A-0225 Fourth Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-05-DR-A-0226 Fifth Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-06-DR-A-0227 Sixth Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-07-DR-A-0228 Seventh Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-08-DR-A-0229 Eighth Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-09-DR-A-0230 Roof Plant Plan Proposed 1:100 A1
WBL-CPA-W06A-GF-DR-A-0220 Ground Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-MZ-DR-A-0221 Mezzanine Floor Plan Proposed 1:100 A1
WBL-CPA-W06A-RF-DR-A-0231 Roof Plan Proposed 1:100 A1
WBL-CPA-W06B-01-DR-A-0242 First Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-02-DR-A-0243 Second Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-03-DR-A-0244 Third Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-04-DR-A-0245 Fourth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-05-DR-A-0246 Fifth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-06-DR-A-0247 Sixth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-07-DR-A-0248 Seventh Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-08-DR-A-0249 Eighth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-09-DR-A-0250 Ninth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-10-DR-A-0251 Tenth Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-11-DR-A-0252 Eleventh Floor Plan Proposed 1:100 A1
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WBL-CPA-W06B-MZ-DR-A-0241 Mezzanine Floor Plan Proposed 1:100 A1
WBL-CPA-W06B-RF-DR-A-0254 Roof Plan Proposed 1:100 A1
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 3554-04-800 PL East and West Elevations 1:200 A0
 3554-04-801 PL North and South Elevations 1:200 A0
 3554-04-810 PL Sections 1 and 2 1:200 A0
 4797_PL_004 Proposed Landscape Plan 1:200 A0 A
 4797_PL_005 Landscape Site Sections 1:200 A1 A
 Blue MSCP: Façade Design Parameters

SUPPORTING DOCUMENTS

Environmental Statement Wembley Park Masterplan dated November 2015
 Planning Statement Wembley Park Masterplan dated November 2015
 Wembley Park Masterplan Sustainability Statement Revision 03 Dated 30 November 2015
 Wembley Park Masterplan Energy Statement Revision 03 Dated 30 November 2015
 Regeneration Statement - Wembley Park Masterplan
 Wembley Masterplan Operational Waste Management Strategy Dated 30 November 2015
 Wembley Masterplan Site Waste Management Plan Revision 01 Dated 26 November 2015
 Wembley Park Masterplan Statement of Community Involvement
 Wembley Park Masterplan Utilities Strategy Revision 02 Dated 30 November 2015
 Tree Constraints Report: Wembley Masterplan dated 6 October 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

- 5 The plots or parts of plots denoted as optional use A1-A5 within drawing A-00-008 Rev 1 shall only be used for purposes within Use Class A1, A2, A3 and A4.

Reason: In the interest of proper planning, as the description of development did not refer to use class A5.

- 6 No individual retail unit with a floorspace in excess of 2,000 square metres (Gross External Area) within the development hereby approved shall be used for food retailing.

Reason: Sequentially preferable sites are identified in the Wembley Area Action Plan.

- 7 The number of rooms of Student Accommodation that may be delivered pursuant to this consent shall not exceed 361 unless an alternative number of rooms is submitted to and approved in writing by the Local Planning Authority, such amount not to exceed the proportion of student accommodation set out within Policy WEM 23 of the Wembley Area Action Plan 2015 or the maximum floorspace set out within the description of development.

Reason: To ensure a mixed and balanced community and to ensure that the delivery of student

housing does not affect the delivery of conventional housing against the Council's housing targets

- 8 The student accommodation hereby approved shall not be occupied for a period of more than 13 weeks in any year other than by Students. For the purpose of this condition, Students are defined as any person enrolled on a full time UK accredited and based further education course at a recognised higher education institution for not less than 80 % of the course time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the accommodation meets an identified need and contributes towards a balanced community.

- 9 The development within Plot W10 shall not be occupied unless the adjoining element of the "Boulevard", between Royal Route and South Way (as detailed within planning application reference 15/3599 or any subsequent consent which includes the construction of this element of the Boulevard) has been completed in full unless a programme of works has been submitted to and approved in writing by the Local Planning Authority and the works are completed in full accordance with that programme.

Reason: In the interest of the character and appearance of the Boulevard

- 10 The works to Royal Route, its structure and to the ground levels and surface treatments under Royal Route shall be completed in full prior to earlier of first occupation of the development within: Plots W08; W10; or the proposed hotel within the site of application reference 15/3599 (or any subsequent application for the redevelopment of this part of that site) unless a programme of works has been submitted to and approved in writing by the Local Planning Authority and the works are completed in full accordance with that programme.

Reason: In the interest of the streetscene, design and appearance of the area, legibility and permeability for pedestrians and cyclists.

- 11 Residential car parking shall not be provided within Plots E01, E02, E03 or E05 unless details of alternative accesses that do not conflict with stadium vehicular or crowd flows have been submitted to and approved in writing by the Local Planning Authority and those details have been implemented in full.

Reason: In the interest of highway flow and safety, as residential car parking within these plots may result in increases in the egress time during Stadium events for the Blue Car Park hereby approved, and may result in potential conflict between pedestrians and vehicles along Perimeter Way on Stadium Event Days

- 12 The residential car parking spaces shall be used for the parking of vehicles associated with the residential units within this development and shall not be used for any other purpose, such as the provision of Stadium Parking.

Reason: In the interest of highway flow and safety.

- 13 No goods, equipment, waste products, pallets or materials shall be stored in any open area within the site and the loading areas indicated on the approved plans shall be maintained free from obstruction and not used for storage purposes (whether temporary or permanent) unless prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure a satisfactory environment for future users.

- 14 All existing crossovers rendered redundant by this proposal shall be reinstated to footway at the applicant's own expense and to the satisfaction of the Council's Head of Transportation, or other duly authorised person, prior to the occupation of the relevant part of the development.

Reason: In the interests of traffic and pedestrian safety.

- 15 The construction tolerances referred to within drawing A-00-009 Rev 1 "Parameter Plan 09 – Proposed Heights" shall only relate to the final constructed heights of building and the buildings as proposed within applications for the approval of Reserved Matters shall be designed to

comply with the maximum heights as denoted on this drawing, as altered by the additional height specified for lift motor rooms, plant and extract, and the additional height specified for parapet levels.

Reason: In the interest of visual amenity and townscape.

- 16 Parapets that project more than one metre above the relevant maximum height specified with drawing A-00-009 Rev 1 shall be designed to be predominantly open in their visual appearance.

Reason: To ensure a high standard of design and appearance.

- 17 A Student Accommodation Demand Assessment shall be submitted and to and approved in writing by the Local Planning Authority in relation to each Reserved Matters Applications within which Student Accommodation (Sui Generis) is proposed.

Reason: In the interest of the provision of a mixed and balanced community

- 18 Prior to first occupation of any plots that include Student Accommodation, a Student Management Plan detailing measures to manage the use of any associated servicing bay(s) during key periods including the periods when students will load and unload possessions at the start and end of the college year, the pre-booking of arrival times and staff resourcing to assist this and having regard to Stadium Event day conditions, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented in full for the life of the development.

Reason: In the interest of highway and pedestrian safety and flow, and parking saturation in the locality.

- 19 Prior to the commencement of works to the superstructure on relevant part of the development as hereby permitted, details of the following as they relate to that part of the development shall be submitted to and approved in writing by the Local Planning Authority, either within the Reserved Matters applications (if specifically referenced within that submission) or under separate cover, with the exception of plots E05 & W06 which shall only be subject to the submission and approval of paragraphs a) to j) below.

- a) Details of materials for all external surfaces, including samples which shall be made available for viewing on site or in another location as agreed;
- b) Details of any plant, including locations, external appearance and any proposed screening;
- c) Highway, footpath and cycle way layout, within the relevant part of the development including connections and traffic management measures, sub-surface details, surfacing materials and street furniture;
- d) Details of cycle storage, including the number of spaces (which shall accord with London Plan standards), structures, layout, equipment, access, security and weather proofing appropriate to the type of cycle storage;
- e) Details of any motorcycle and car parking provision, including layouts, allocation, cumulative (site-wide) parking provision and projected future provision, which shall not exceed 0.4 car parking spaces per residential unit, but shall include disabled parking provision comprising 10 % of allocation for residential parking spaces and 5 % allocation for commercial premises;
- f) Details of electric vehicle charging points, which shall comprise a minimum of:
 - i. 20 % of car parking spaces with active and 20 % with passive charging points for residential development;
 - ii. 20 % active and 10 % passive for office development; and
 - iii. 10 % active and 10 % passive for retail parking spaces.
- g) Details of any CCTV;
- h) Measures incorporated to mitigate the impacts of wind within the development.
- i) Details of the on plot connections to the site wide heat network and relative to the indicative or actual routing of the site wide network.
- j) The location of services, including the grouping of services where feasible;
- k) The internal layout of buildings and layout and detailed design of roof terraces or other areas of external space, including internal circulation areas, refuse-storage areas, any plant room(s), any other internal area and any areas of external space.
- l) Means of access for vehicles, pedestrians and cyclists to and from the relevant part of

- the development;
- m) Details of the levels of daylight received for Habitable Room windows of any Residential Dwellings within the relevant part of the Development.
 - n) Details of the provision of private external amenity space for residential units, including the size, location of private balconies, terraces and gardens and access between the dwellings and their associated space(s).

The approved details shall be implemented in full prior to first occupation or use of the relevant part of the development.

Reason: To ensure a satisfactory development, in the interest of residential amenity, design quality and visual appearance, highway flow and safety and sustainable development.

- 20 Prior to the commencement of works on the superstructure on the relevant part of the development hereby approved, scheme for the landscape works and treatment of that part of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the earlier of first occupation or first use of the relevant part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-
- a) a planting plan, (including species, plant sizes and planting densities);
 - b) subsurface treatments, including details of root management systems for all trees;
 - c) proposed walls and fences, indicating siting, materials and heights;
 - d) any proposed contours and ground levels;
 - e) areas of hard landscape works and external furniture, and proposed materials;
 - f) the detailing and provision of green/brown roof(s);
 - g) measures to enhance the ecological value of the site;
 - h) Details of any Sustainable Urban Drainage Systems;
 - i) Details of the proposed arrangements for the maintenance of the landscape works.

Any trees or shrubs that are a 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 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, to ensure that it enhances the visual amenity of the area and to ensure a satisfactory environment for future residents, occupiers and other users.

- 21 A Parking Management Plan relating to non-event days, setting out the allocation control, operation and charging structures for non-residential parking, and the allocation of non-residential parking spaces shall be submitted to and approved in writing by the Local Planning Authority and the approved plan shall be implemented in full.

Reason: In the interest of highway flow and safety, and sustainable transport.

- 22 A Stadium Event Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Wembley National Stadium Limited / The FA and Transport for London prior to the commencement of works on plots E01, E02, E03, E04 or E05 or on the park to the south of Engineers Way hereby approved, and the plan shall thereafter be implemented in full for the life of the development. The Plan shall include:
- Details of the Stadium Event Car and Coach Parking Spaces, comprising the location of spaces, the maximum number of car, coach and mini-bus parking spaces within each area;
 - Scenarios for the allocation of the parking spaces (should the allocation of spaces be proposed to vary from event to event), including the number of cars and coaches to be parked in each area for each scenario;
 - The means by which parking spaces are booked and allocated;
 - Access and egress routes and arrangements for vehicles between the Stadium Event Car and Coach Parking Spaces and the wider network;
 - Access and egress routes and arrangements for pedestrians travelling between the parking areas and the Stadium, including proposed road closures such as the closure of part of South Way;
 - Event day management procedures, including the marshalling of vehicles and pedestrians during stadium access and egress;
 - Details demonstrating that the cumulative total number of Stadium Event Car and

Coach Parking Spaces for each scenario equals 2,900 cars; or 1200 cars and 458 coaches and 43 minibuses; or combination thereof;

- The location of blue badge parking spaces, the number of spaces within each area and the route between the parking spaces and the Stadium including any management measures to assist disabled visitors;
- The means by which the relevant authorities and bodies will be notified which scenario will be implemented for each event;

On Stadium Event Days, the identified number of spaces within the areas designated for stadium car, coach and/or mini-bus parking for the selected scenario pursuant to the Stadium Event Parking Management Plan shall only be used for the purpose of stadium car, coach and/or mini-bus parking.

Reason: In the interest of highway flow and safety, disabled access, access and egress associated with Stadium Events and the regeneration of the area.

- 23 Prior to the commencement of works on the superstructure of the school, details of the arrangements for the parking of vehicles for the proposed school within the "Red" multi-storey car park shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the approved details shall be implemented in full.

Reason: In the interest of highway flow and safety.

- 24 Prior to the commencement of works of on the superstructure of the new school on Plot YH1 (York House car park), a scheme of improvement works to the Royal Route footways between Wembley Hill Road and the pedestrian entrance to the Red Car Park shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full prior to first occupation of the school.

Reason: In the interest of highway flow and pedestrian safety.

- 25 Notwithstanding the details provided within Parameter Plan 11 (Drawing 3964-LPR-PL-LDA-DGA-011 Rev A), further details of the cycle routes accompany all applications for Reserved Matters for parts of the development which include areas within which "primary pedestrian/cycle routes" are located within this parameter plan, detailing the width and nature of cycle routes, surface treatments, signage and how the cycle routes are proposed to be marked out.

Reason: In the interest of sustainable transportation, non-car modes of access and the provision of cycling infrastructure together with the character and recreational value of the park.

- 26 Prior to first occupation of the relevant part of the development, a Delivery and Servicing Plan (DSP) based on the Framework DSP, and which shall also:
- Restrict the maximum length of servicing vehicles using on site access routes other than Harbutt Road, Olympic Way and West Olympic Way to 12 m; and
 - Restrict the hours of on-street servicing to 0630 to 1000 hours and 2000 to 2200 hours Monday to Saturday and 0800 to 1100 hours on Sundays
- shall be submitted to and approved in writing by the Local Planning Authority and the approved DSP shall be implemented for the life of the development.

Reason: In the interest of highway and pedestrian flow and safety.

- 27 Prior to the commencement of works on the relevant part of the development, a Construction Logistics Plan (CLP) based on the Framework CLP shall be submitted to and approved in writing by the Local Planning Authority and the approved CLP shall be implemented for the duration of demolition and construction.

Reason: In the interest of highway and pedestrian flow and safety.

- 28 A site management plan, detailing the maintenance and cleaning regime for the public and communal external spaces within the development, shall be submitted to and approved in writing prior to first use of the public or communal spaces within the development and the approved plan shall be implemented for the life of this development.

Reason: To ensure a good quality of environment is provided.

- 29 Applications for the approval of Reserved Matters for part of the development that include residential floorspace (within Use Class C3) shall be accompanied by details of the provision of play and recreational space and any associated equipment within the communal parts the relevant part of the development that are required to meet the minimum standards for play space as set out within Wembley AAP Policy WEM 38. The approved play and recreational space and any associated equipment situated within the relevant part of the development site shall be implemented in full prior to first occupation of the relevant part of the development. The playspace shall thereafter be retained and maintained in accordance with the manufacturers specifications.

Reason: To ensure that a good quality of accommodation is provided for future residents.

- 30 A minimum of
- 10 % of hotel rooms;
 - 5 % of student accommodation rooms;
 - 10 % of Affordable Rented residential units;
- shall be provided as wheelchair accessible accommodation whilst 10 % of all private and intermediate residential units and 5 % of student accommodation rooms (in addition to the 5 % of student accommodation rooms referred to above) shall be "easily adaptable" for residents who are wheelchair users. Reserved matters applications that include such accommodation shall demonstrate that these minimum targets for accessible and easily adaptable rooms and units will be achieved.

Reason: To ensure that the development is suitably accessible.

- 31 Details of any proposed counter-terrorism measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the MET Police prior to the commencement of works on the superstructure on the relevant part of the development and the approved details shall be implemented in full prior to completion of the relevant part of the development hereby approved.

Reason: To ensure that the development accords with Policy 7.13 of the London Plan.

- 32 Any plant shall be installed, together with any associated ancillary equipment, so as to minimise the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. Prior to the installation of plant, an assessment of the expected noise levels of any plant shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in material compliance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and shall include any mitigation measures necessary to achieve the above required noise levels. The plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect acceptable local noise levels in the interest of the amenities of sensitive uses, and in accordance with Brent Policy EP2.

- 33 A scheme of sound insulation measures to address potential noise transfer between commercial uses and residential uses within the building shall be submitted to and approved in writing by the Local Authority prior to the commencement of works on the superstructure of buildings that include both commercial and residential uses. The approved measures shall thereafter be implemented in full.

Reason: To protect acceptable local noise levels in the interest of the amenities of sensitive uses, and in accordance with Brent Policy EP2.

- 34 Prior to the commencement of construction works to the superstructure on the relevant part of the development, details shall be submitted to and approved in writing by the local planning authority demonstrating that residential units, rooms of student accommodation, and hotel rooms (unless the relevant part does not include such uses) will be constructed so as to provide sound insulation against externally generated noise such that:

- For facades identified as being affected by stadium and/or rail noise, the resultant internal noise levels between the hours of 11.00pm and 7.00 am shall not exceed 33 dB LAeq, 15 min and 38 LAeq, 15 min from 7.00am to 11.00pm;
 - For all other facades the resultant internal noise levels between the hours of 11.00pm and 7.00 am shall not exceed 30 dB LAeq, 8hr and 35 LAeq, 16 hr from 7.00am to 11.00pm;
- These criteria apply with windows shut and with an appropriate ventilation system installed. Any mechanical ventilation system shall not give rise to a noise level greater than the above internal noise standards or a sound level in any 1/3 octave band in the range 50Hz to 8kHz that is more than 5 dB above immediate adjacent 1/3 octave bands.
- The development shall be constructed in accordance with the approved details and any noise mitigation measures shall be retained for the life of the development.

Reason: To safeguard the amenities of residents and other occupiers.

- 35 Prior to the commencement of works on the superstructure of any relevant part of the development that within which an educational establishment is proposed, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that sound insulation against externally generated noise has been incorporated such that the resultant internal noise levels during the hours of operation of the school are in compliance with recommended levels within BB93 acoustic design of schools unless otherwise agreed in writing by the Local Planning Authority. The relevant part of the development shall be constructed in accordance with the approved details.

Reason: To safeguard the amenities of users of the educational establishment(s).

- 36 Details demonstrating that the relevant part of the development will be designed to ensure the following vibration levels stated in BS6472:2008 Evaluation of human exposure to vibration in buildings (1Hz to 80 Hz), as set out below, are not exceeded in relation to residential development (Use Class C3) or Student Accommodation (Sui Generis) shall be submitted to and approved in writing prior to the commencement of works on the superstructure of the relevant part of the development and the relevant part of the development shall be carried out in accordance with the approve details.

Place	Vibration dose values - Low probability of adverse comment (m/s ^{1.75})
Residential buildings 16 h day	0.2 to 0.4
Residential buildings 8 h night	0.1 to 0.2

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources

- 37 Prior to the commencement of the relevant part of the development, a Construction Method Statement (CMS) shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The CMS shall include details of a dust monitoring plan, to be implemented during construction and demolition works. The CMS shall confirm that:
- The best practical means available in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise the emission of noise from the site;
 - The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08:00 – 18:00 Mondays-Fridays, 08:00 -13:00 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
 - Vehicular access to adjoining and opposite premises shall not be impeded;
 - All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
 - A barrier shall be constructed around the site, to be erected prior to demolition;
 - A suitable and sufficient means of suppressing dust must be provided and maintained.
 - A wheel washing facility shall be installed and operated to ensure that dust/debris is not carried onto the road by vehicles exiting the site.

The approved plan, or a revised plan as subsequently approved pursuant to this condition, shall be fully implemented throughout the demolition and construction of the proposed development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance

- 38 An Air Quality Neutral Assessment that is in accordance with relevant guidance published by the Greater London Authority (GLA), and which includes mitigation measures should the development be found to not be air quality neutral, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the superstructure on the relevant part of the development. The approved assessment shall be carried out in full in relation to the relevant part of the development.

Reason: To protect local air quality, in accordance with Brent Policy EP3

- 39 Prior to the installation of the Combined Heat and Power (CHP) unit, details demonstrating the emissions standards of the CHP unit, which shall meet or improve upon the emissions standards and technical details described in the Air Quality Impact Assessment, shall be submitted to and approved in writing by the Local Planning Authority and the unit shall be installed in full accordance with the approved details and the unit shall be maintained thereafter in such a way as to ensure that these standards continue to be met.

Reason: To protect local air quality, in accordance with Brent Policies EP3 and EP4

- 40 Prior to the commencement of the use of the CHP unit (other than use required to undertake testing of the unit), details of tests undertaken on the installed unit to demonstrate that the emissions standards have been met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect local air quality, in accordance with Brent Policies EP3 and EP4.

- 41 Prior to the installation of any boilers within the development (other than the CHP unit), details of the boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NO_x) do not exceed 40 mg/kWh shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and the boilers shall be maintained in accordance with the manufacturers specifications.

Reason: To protect local air quality, in accordance with Brent Policy EP3

- 42 The relevant part of the development hereby approved shall not commence unless a site investigation is carried out and remediation strategy is prepared by an appropriate person to determine the nature and extent of any contamination present. The investigation and strategy shall be carried out in accordance with a scheme, which shall be submitted to and approved by the Local Planning Authority prior to the commencement of works, that includes the results of any research and analysis undertaken as well as details of remediation measures required to contain, treat or remove any contamination found. Any proposed remediation must be sustained for the life of the development and this must be justified by the applicant. If during works new areas of contamination are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority;

Reason: To ensure the safe development and secure occupancy of the site proposed for use.

- 43 Prior to first occupation of, or the commencement of the use within the relevant part of the development hereby approved unless a verification report, written by a suitably qualified person, has been submitted to and approved in writing by to the Local Planning Authority stating that remediation has been carried out in accordance with the remediation scheme approved pursuant to condition **42** and the site is safe for end use.

Reason: To ensure the safe development and secure occupancy of the site proposed for use in accordance with UDP policy EP6

- 44 Details of the extract ventilation system and odour control equipment for any commercial kitchens, including all details of external ducting, shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any such equipment. The approved equipment shall be installed prior to the commencement of the relevant use and shall thereafter

be operated at all times during the operating hours of the relevant use and maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of existing and future residential occupiers.

- 45 Prior to the commencement of works on the superstructure on the relevant part of the development, a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

- 46 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 47 Prior to the commencement of works on the superstructure on the relevant part of the development, a detailed surface water drainage scheme for the site, based on the 'Wembley Park Masterplan Flood Risk Assessment' reference 033770 Revision 03 dated 30 November 2015 produced by Burohappold Engineering shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the Flood Risk Assessment. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- 48 Applications for the approval of Reserved Matters relating to plots that include residential floorspace (Use Class C3) shall demonstrate how the following design standards are met for the residential development to ensure that a good standard of residential accommodation is provided (unless details are submitted to and approved in writing demonstrating that a good standard of residential accommodation will be achieved despite not fully complying with the below standards having regard to relevant planning policy and guidance at the time of submission in relation to this condition):
- No more than 8 units provided per core per floor;
 - Floor to ceiling height at a minimum of 2.5 m;
 - No studio units shall have a sole aspect;
 - All habitable have adequate ventilation, privacy and daylight;

Reason: To ensure a satisfactory standard of residential accommodation.

- 49 Prior to the commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Local Planning Authority, either within the Reserved Matters applications (if specifically referenced within that submission) or under separate cover.

Reason: to allow the local planning authority to understand the projected phasing of the

development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 as amended.

- 50 In relation to Plot W06 only, details of communal facilities to be provided for residents of the residential units within Plot W06 hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the residential units within Plots E01 and E02. Such details shall include the location, type and size of communal facility, hours of access and details of access arrangements including hours of access, which residents will be able to access those facilities and any other restrictions associated with access to the facilities. The facilities shall be provided prior to the first occupation of units or in accordance with a programme of delivery that has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained and made available for the residents of the development as set out in the details approved pursuant to this condition.

Reason: To ensure a satisfactory standard of accommodation for future residents having regard to the Mayor's Housing Supplementary Planning Guidance and the development specification hereby approved.

INFORMATIVES

- 1 Environmental Health advise that, given the age of the building to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.
- 2 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 3 Thames Water advise that there are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
- 4 Thames Water advise that they would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 5 Thames Water advise that a Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal

plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

- 6 Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- 7 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
- 8 This is a phased development for the purposes of the CIL Regulations (2010 as amended). A phase can comprise: site preparation and demolition works, sub-structures, and/or buildings, plots or groups of plots. The extent of the CIL phase will be defined on the relevant phasing plan.
- 9 Superstructure is defined the part of a building or structure above its foundations.

Any person wishing to inspect the above papers should contact Andrew Neidhardt, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1902