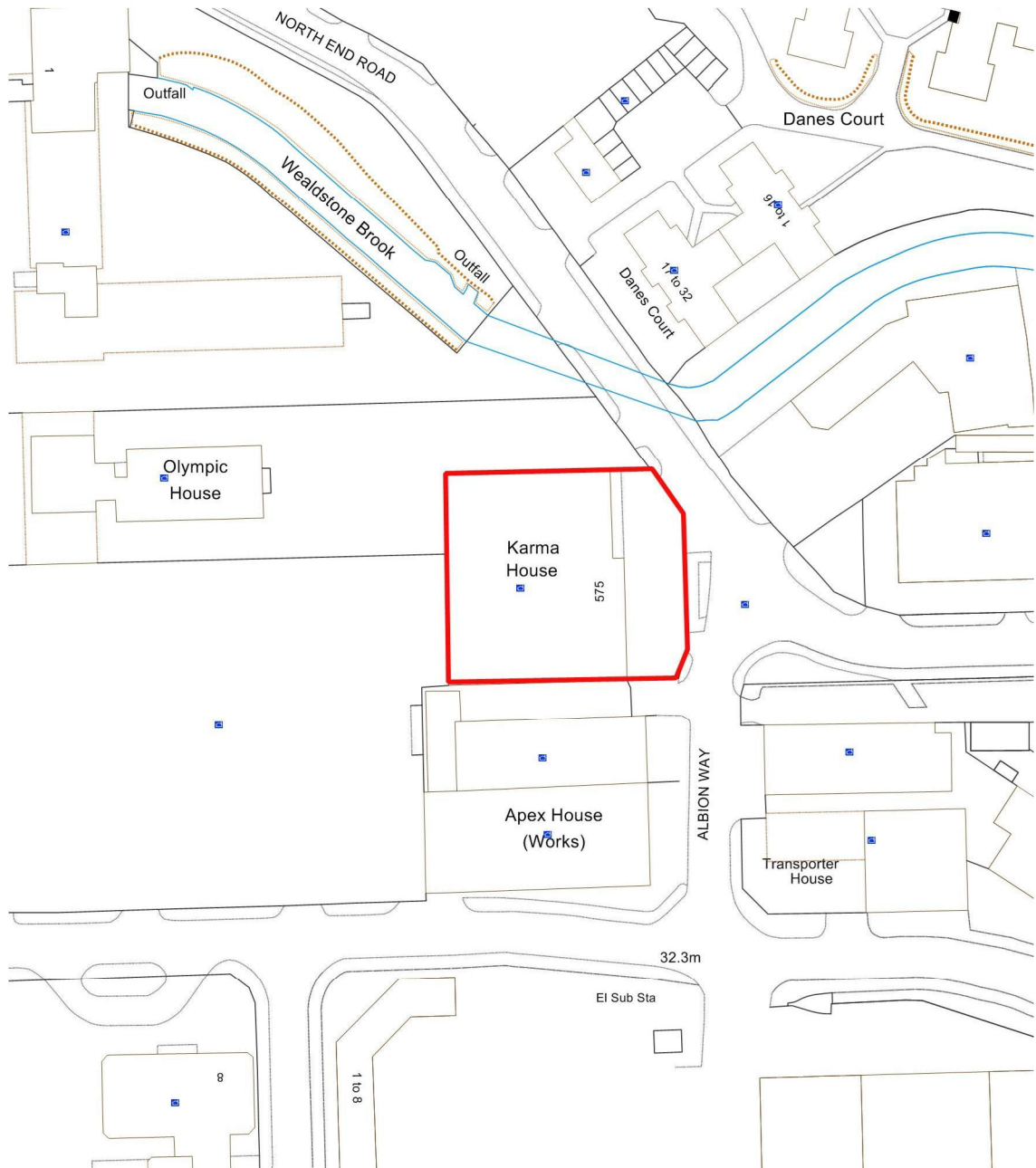
 **Planning Committee Map**
Site address: Karma House, 575 North End Road, Wembley, HA9 0UU
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This map is indicative only.

RECEIVED: 5 April, 2011

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Karma House, 575 North End Road, Wembley, HA9 0UU

PROPOSAL: Approval of reserved matters relating to landscaping in respect of outline planning permission reference 05/0626 dated 17/04/08 for the demolition of the existing building and the erection of a building ranging in height for 8 to 17 storeys comprising a 120-bedroom hotel on the 1st - 5th floors, 108 timeshare or apartment hotel lets on 6th - 15th floors (84 studios, 24 one-bedroom), a public viewing gallery and restaurant on the 16th floor, one basement level of 40 parking spaces and associated facilities.

APPLICANT: Le Shark Ltd

CONTACT: Seabrook Architects LLP

PLAN NO'S:
See condition 1

RECOMMENDATION

Approve reserved matters

SECTION 106 DETAILS

The original outline planning permission for a 17 storey hotel included a section 106 agreement dated 17th April 2008 securing the following benefits:-

- a) Payment of the Council's legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance.
- b) The sum of £100,000 upon a material start of the development (to be utilised by the Council towards highway improvements and/or non-car access improvements/ parking controls in the area), and the submission of a Travel Plan to be agreed with the Local Planning Authority.
- c) The sum of £40,000 upon a material start as a contribution towards providing/ installing public art, inclusive of the reasonable expenditure on procurement, management, public engagement/ consultation and maintenance to be approved by the Council at its discretion.
- d) Energy - At a date of not later than 9 months prior to the commencement of the development, the developer shall produce a Block Energy Strategy for Council approval and shall implement agreed measures on site. The strategy is to include consideration of installation of Biomass central heating and infrastructure and a possible combined heat and power system.
- e) Waste - At least 6 months prior to commencement, the developer shall produce a Site wide Waste Strategy which adopts the procedures of the ICE Resource Sustainable Communities (RISC) Waste Management & Infrastructure Code of Practice for Council approval and shall implement agreed measures on site.

Compensatory Measures or Payment - If the evidence of independent post-construction reviews, show that any of the sustainability measures have not been implemented within the development, then the applicant shall either: 1. propose acceptable measures to remedy the omission or propose acceptable compensatory measures on site and implement these; or otherwise, 2. pay to the Council a sum equivalent to the cost of the omitted measures, to be used by the Council to secure sustainability measures on other sites in the Borough.

All financial contributions are index linked from the dated of permission (17th April 2008).

EXISTING

This site is located on the southwestern corner of the junction of North End Road and Albion Way. It has an area of approximately 0.16 hectares. The local area has a mixed use character with office and commercial buildings along the southern side of North End Road and Deans Court, an inter-war residential estate, to the north. The 17 storey Victoria Hall student accommodation development that is currently being built is located on the opposite side of North End Road a short distance away. To the rear is the Shubette House site which fronts Olympic Way and where a 20 storey mixed hotel/residential development has recently commenced.

Wealdstone Brook runs to the north of the site under North End Road. Wembley Park Underground Station is approximately 200 metres from the site. The site is also within the Wembley Growth Area.

The site is currently occupied by a three storey office building with a large single storey warehouse at the rear.

The existing buildings are of brick construction and relatively utilitarian in appearance. They do not have any particular architectural merit being common in style to many post-war office buildings. There are no trees or other vegetation within the site boundary and the site is of little positive interest or benefit to the streetscape of North End Road.

PROPOSAL

Approval of reserved matters relating to landscaping in respect of outline planning permission reference 05/0626 dated 17/04/08 for the demolition of the existing building and the erection of a building ranging in height for 8 to 17 storeys comprising a 120-bedroom hotel on the 1st - 5th floors, 108 timeshare or apartment hotel lets on 6th - 15th floors (84 studios, 24 one-bedroom), a public viewing gallery and restaurant on the 16th floor, one basement level of 40 parking spaces and associated facilities.

HISTORY

On the 28th July 2005 Brent's planning committee resolved to grant outline planning permission for the demolition of the existing building and the erection of a building ranging in height for 8 to 17 storeys comprising a 120-bedroom hotel on the 1st - 5th floors, 108 timeshare or apartment hotel lets on 6th - 15th floors (84 studios, 24 one-bedroom), a public viewing gallery and restaurant on the 16th floor, one basement level of 40 parking spaces and associated facilities. The s106 agreement was signed and outline permission formally granted on the 17th April 2008.

POLICY CONSIDERATIONS

The original scheme was considered in accordance with those policies extant at the time relevant to the proposal. This reserved matters application which is for landscaping only is considered in the light of the following policies:

Brent Core Strategy - July 2010

- CP5** Placemaking
- CP6** Design & Density in Place Shaping
- CP7** Wembley Growth Area

Brent Unitary Development Plan – 2004

- BE6** Landscape design
- BE7** Streetscene

Brent Council Supplementary Planning Guidance 17 'Design Guide for New Development.

SUSTAINABILITY ASSESSMENT

The original outline scheme was assessed against the sustainability standards relevant at the time of its consideration. This current application is considering landscaping only, all other matters having already been approved. For member's information the outline planning permission secured the following sustainability requirements:

- Approval of an Energy Strategy.

- Provision of a bio-mass central heating system.
- Provision of a combined heat and powers system.
- Carry out all measures necessary to obtain a very positive score on the Council's Sustainability Checklist.

Achieve an Excellent BREEAM rating.

CONSULTATION

Although this is a reserved matters application only considering landscaping it is still classed as a 'Major Application' and it was therefore considered appropriate to consult the same addresses as on the original outline application. Some 107 properties including all of Danes Court were written to directly.. A site notice was also put up and the application was advertised in the local press.

2 responses have been received a resident of Danes Court opposite the site and one from the neighbouring office building Olympic House, an office building

The Danes Court resident raises concerns about the height of the building and the impact this will have on their light and outlook and the noise and disruption that will occur due to the additional traffic and general activity resulting from the development. The person from Olympic House is concerned about the impact of construction work on their working environment.

As stated above this is a reserved matters application only considering landscaping. However these issues were considered in the original outline application and the scheme was found to be acceptable. A report submitted with the original application confirmed that the development meets or exceeds the minimum accepted BRE standards for daylight, sunlight and shadowing.

REMARKS

Summary of current planning position

The application approved by the planning committee in July 2005 gave outline planning permission for the development of a 17 storey hotel with only landscaping reserved for future consideration. The principle of the development and its use, the layout of the scheme, its scale, appearance, the means of access, its transport impact and sustainability credentials were all considered at the outline planning stage and found acceptable. If this reserved matters application is approved the applicant or their successor will need to make a material start within two years or the planning permission lapses.

Reserved Matter

Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures.

The approved building takes up most of the site so there is little opportunity for planting. The size and layout of the approved basement prevents the planting of anything other than shrubs and small ornamental trees. The majority of the forecourt area is taken up a service road. The pedestrian area to the front of the hotel will have a grey granite paved surface. Planters are proposed along the front of the building and in a strip along the site boundary fronting North End Road. Plants that will include the Common or European Box (a flowering evergreen shrub or tree that can be grown as individual plants or used to form a hedge); Hornbeams (which can grow to be 9m trees but in this case are proposed a low hedge along the front of the site); Mediterranean Spurge (a flowering shrub); Japanese Holly (small ornamental trees that can be grown in boxes); English Lavender and Tom Thumb (flowering shrub that can be grown in pots or can form hedge).

The landscaping scheme also proposes a planting scheme involving a variety of potted flowering shrubs on the eight stepped terraces designed into the approved building.

Given the limited scope for soft landscaping the Council's Landscape Unit are satisfied that the proposed mix of shrubs, hedging and small ornamental trees together with the proposed surface treatment is an appropriate landscaping solution to this site.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent's Core Strategy 2010
Brent's Unitary Development Plan 2004
Council's Supplementary Planning Guidance

CONDITIONS/REASONS:

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

Drawing Number: 01101148
Drawing Number: 01101149
Drawing Number: 01101150

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

INFORMATIVES:

- (1) This decision should be read in conjunction with outline planning permission 05/0626, and conditions attached to this permission should be complied with in full.

Any person wishing to inspect the above papers should contact Neil McClellan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5243