

PRE-APPLICATION REPORT TO COMMITTEE

Planning Committee on **9 October 2017**

Item No

Case Number **17/1182/PRE**

SITE INFORMATION

RECEIVED: 11 September 2017

WARD: Mapesbury

LOCATION: 110 Walm Lane, London, NW2 4RS

SCHEME: Replacement of existing building (containing a public house and former members club) with a mixed use development comprising a public house and function room (A4) and 48 residential flats (C3).

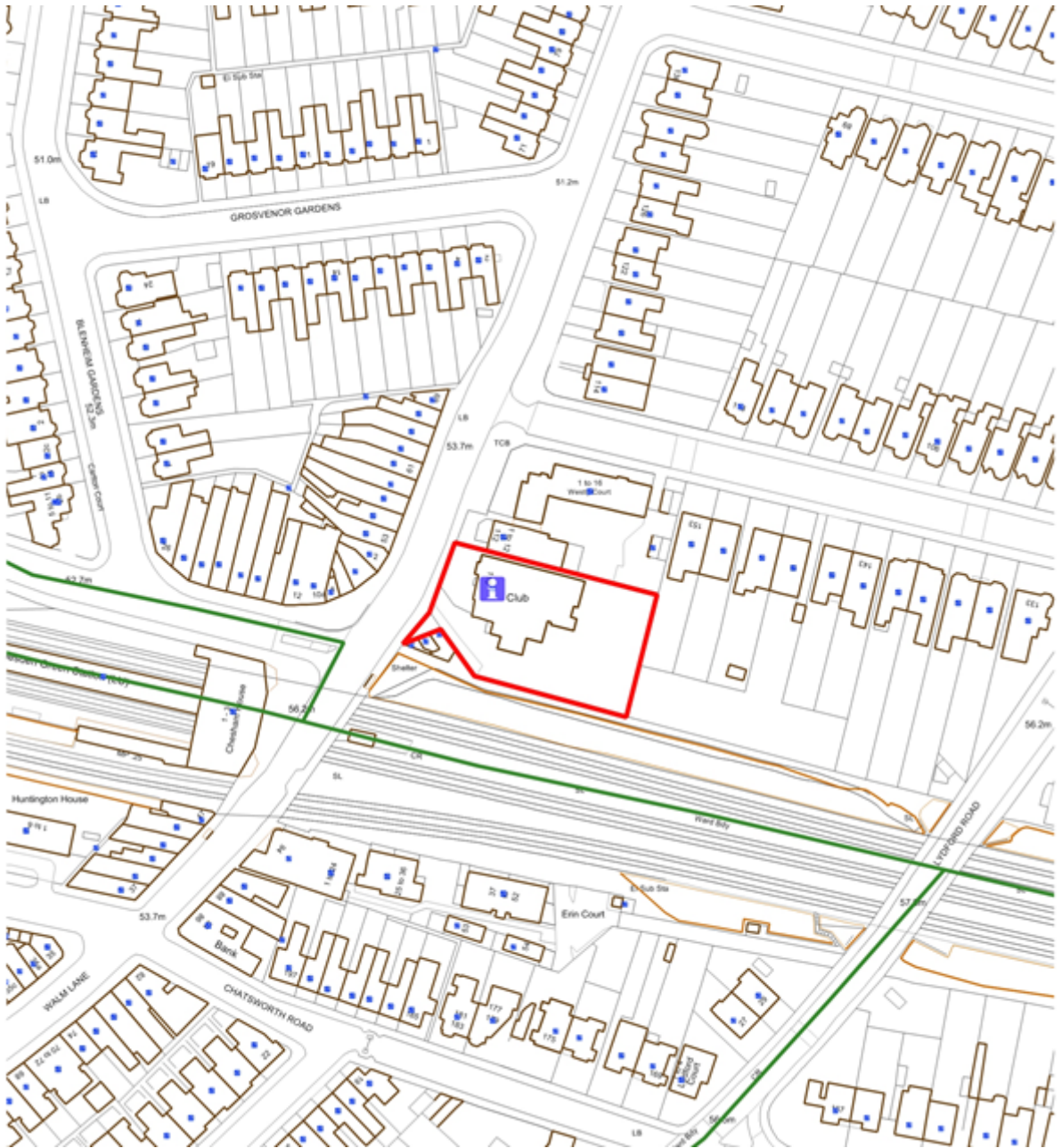
APPLICANT: Redbourne (Queensbury) Ltd

CONTACT: Luke Raistrick - Martin Robeson Planning Practice

PLAN NOS: Various – within the pre-application presentation

SITE MAP

This map is indicative only



DEVELOPMENT DETAILS

Ref: 17/1182/PRE

Location: 110 Walm Lane, London, NW2 4RS

Ward: Mapesbury

Description: Replacement of existing building (containing a public house and former members club) with a mixed use development comprising a public house and function room (A4) and 48 residential flats (C3).

Applicant: Redbourne (Queensbury) Ltd

Agent: Luke Raistrick - Martin Robeson Planning Practice

Case Officer: Barry Henn (South Team)

Background

1. This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
2. This is the first time that the proposed development has been presented to Members. However Members may recall an application submitted in 2013 (Ref:13/3503) for a two to ten storey building consisting of a public house/community use and 53 residential units that was refused at Planning Committee in March 2014 and subsequently dismissed at appeal in March 2015.

Proposal

3. The proposal in its current form seeks to demolish the existing building and replace it with an 'L' shaped part four part five storey building. As part of the proposal a public house and community room would be re-provided at ground floor level. The rest of the building would be occupied by residential accommodation made up of 48 self-contained flats.

Site and Surroundings

4. The site is located on the eastern side of Walm Lane and consists of a part two part three storey detached building with accommodation. The site contains The Queensbury public house and the former Conservative Club. The building is registered as an Asset of Community Value (ACV) and there is also currently an arrangement where local community groups have access to the building on Monday to Saturday mornings. A car park, accessed from Walm Lane, is located on the southern side of the site.
5. The site is located within the Mapesbury Conservation Area but the site does not contain a locally or statutory listed building. The site abuts the rear garden of Nos 147 A to E and Nos.153A to C Dartmouth Road to the east, a five storey residential development at No. 112 Walm Lane to the north and three single storey commercial units to the south. The southern boundary of the site also abuts the railway line which serves the Metropolitan and Jubilee Lines of London Underground and Chiltern railway services. The railway habitat along the embankment of the railway line is designated as a "Site of Borough (Grade 1) Nature Conservation Importance - Railway Habitat (Metropolitan line between Kilburn and Neasden)"
6. On the opposite side of the railway line is Willesden Green Conservation Area. The western side of Walm Lane opposite the application site contains the secondary shopping frontage of Willesden Green Town Centre. This section of Willesden Green contains three storey terraced properties with commercial at ground floor and residential above. Willesden Green Underground

Station is a statutory listed Grade II and is in close proximity to the application site on the opposite side of Walm Lane. The site has a Public Transport Accessibility Level of 5 (PTAL 5).

Planning History

7. The following is a summary of this planning history:

13/3503 - Refused and dismissed at appeal

Demolition of existing Public House and Conservative Club and erection of 2 to 10 storey building containing A4/D1 use unit on ground floor and 53 residential units on the ground and upper floors (13 x one bed, 30 x two bed and 10 x three bed). Formation of revised vehicular access from Walm Lane to basement car park comprising 23 parking spaces and associated amenity space, landscaping works and pedestrian access from Walm Lane, subject to Deed of Agreement dated under Section 106 of the Town and Country Planning Act 1990, as amended (revised description).

The application was refused at Planning Committee for three reasons:

1. The height, scale, massing and density, impact on Mapesbury and Willesden Green Conservation Area and the setting of the Grade II Listed Willesden Green Station.
2. Insufficient provision of on-site affordable housing
3. The lack of a Community Access Plan, sustainability measures, job & training opportunities for local residents, adherence to the Considerate Contractors Scheme, a Travel Plan and restrictions to prevent future residents from applying for parking permits

The Planning Inspectorate dismissed the appeal based on the impact on the conservation areas and listed building.

01/3055 – GTD

Conversion of snooker hall to restaurant, bar and cafe and erection of single-storey rear extension

Consultation Response

8. At this stage it is intended that the following will be consulted regarding any subsequent planning application:

Statutory Consultee:-

(Internal)

- Ward Councillors (Brent)
- Transportation (Brent)
- Environmental Health (Brent)
- Landscape Design (Brent)
- Tree Protection Officer (Brent)
- Heritage & Conservation Officer (Brent)
- Housing (Brent)

- Urban Design Officer (Brent)
- Planning Policy (Brent)

(External)

- Historic England
- Mapesbury Residents Association
- Secure by Design Officer (Met Police)
- All existing properties and addresses within 300m of the application site.

Community Engagement

9. The proposal is in the early stages of pre-application discussions. To date officers are not aware of any community engagement that has taken place but would encourage the applicant to do so. In particular the applicant would be advised the contact Ward Councillors, the Mapesbury Residents Association, Save the Queensbury, the Victorian Society and local residents in general.

Material Planning Considerations

1. Principle
2. Design, Heritage and Impact on the Conservation Areas
3. Scale, massing, height and impact on daylight and sunlight
4. Public Realm
5. Affordable Housing
6. Standard of Accommodation

Issue 1 – Principle

10. The building consists of a public house and as such DMP21 - Public Houses which seeks to protect public houses and recognises their value in local communities is relevant. The building also contains space that is used by members of the local community and therefore Core Strategy Policy CP23 which seeks to protect existing community facilities is relevant. The appeal decision from application 13/3503 would be an important consideration in the principle of development. The Inspector found that provided that the public house was re-provided with similar floor space to the current public house and that the use of the community room was secured by a planning obligation so that local people would have priority, the principle of development would be considered acceptable. The current proposal would provide a public house and a dedicated community space. Therefore it is likely that the principle of development would be considered acceptable again.
11. In terms of the residential unit mix there is a requirement for 25% of the units to be family sized or three bed units. There is also a preference to provide family sized or three bed units on the ground floor with access to at least 50sqm of private amenity space.

Issue 2 – Design, Heritage and Impact on the Conservation Areas

12. Although the site is located within the Mapesbury Conservation Area it is also approximately 50

metres north-east of the Willesden Green Conservation Area. It is a gateway site to the Mapesbury Conservation Area. Again it is important to refer to the Inspectors decision from application 13/3503 and the Council's stance at the time. It was found that although the existing building makes a positive contribution to the character and appearance of the conservation area there would be no objection in principle to its loss from a heritage perspective provided that the proposed new design was of a high standard and did not harm the character and appearance of the Mapesbury or Willesden Green Conservation Areas as well as the listed Willesden Green Underground Station.

13. The design approach proposed would see the demolition of the existing building and its replacement with an 'L' shaped part four part five storey building. The front elevation on Walm Lane would consist of three projected bays set against a gabled building with four dormer windows above. Officers currently have concerns with this approach as the bay arrangement would appear as an 'add-on' creating a quite bulky addition to the main building and would be prominent in the street scene. The applicant has proposed a gabled roof design that could potentially fit in well with the streetscene and especially when viewed from the approach from the south. However officers consider that this needs further work at this time especially when viewed in conjunction with the rear/side part of the site as this would be particularly prominent when crossing the railway bridge. Furthermore, there are concerns with the joined-up nature, relationship and design of the projecting dormers together with the recessed dormers set above.
14. Further consideration should be given to materials. Red brick, terracotta and clay tiles are predominant on the existing building and throughout the Mapesbury Conservation Area. Also, further consideration should be given to the front forecourt as this is a significant public thoroughfare.
15. In heritage terms the scale and massing is considered appropriate but perspective drawings would assist to evidence that there is no adverse harm to the designated heritage assets. Based on the current design there are concerns that the building would have a harmful effect on the Mapesbury and Willesden Green and Conservation Areas as well as the listed Willesden Green Underground Station. The applicant is therefore encouraged to explore further design options at this time.

Issue 3 - Scale, massing, height and impact on daylight and sunlight

16. London Plan policy 3.5 promotes quality in the design of housing developments. Policy 7.6 on 'Architecture' states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
17. With regard to scale the proposal would see the ground floor level occupied by the public house and function/community room at the front of the building. The rear of the ground floor would be occupied by residential units, a large communal area and bicycle storage. The upper floors would be occupied by residential units set out over the first to fourth floors with some accommodation contained in the fifth floor or dormer. The building would be laid out in an 'L' shape with the rear elevation on the northern side level with the neighbouring rear building line. The rest of the building would then extend to the rear of the site.
18. In order to justify the height and scale proposed the applicant will need to demonstrate the highest quality of architecture, and that the scale proposed will not unacceptably impact on the surrounding environment and residential amenity. To this end daylight and sunlight conditions will need to be tested for existing surrounding buildings and a sample of proposed residential units. The findings of this will need to be presented and fully considered with any future planning

application within a formal assessment and report for further consideration.

19. A detailed townscape and views assessment would need to be submitted with any application to consider the impact on the existing built environment and will need to reference the designated heritage assets. This should include long views of the site from the different approach roads and surrounding areas.
20. The applicant will be required to demonstrate the scheme's level of compliance with the 30 and 45 degree tests, as set out in Supplementary Planning Guidance 17 'Design Guide for New Development' and in the draft SPD1 document. These tests seek to ensure the scale of new development is appropriate to its context, and that it does not unacceptably harm the amenity of surrounding occupiers. The applicant is also required to demonstrate in their planning application compliance with SPG17 separation distances, and where a 20m separation between directly facing windows is not achieved provide sufficient justification for this, or demonstrate that through careful design considerations this can be mitigated against.

Issue 4 – Public Realm

21. The site is located adjacent to a small row of three shop units on the southern side of the site. In previous discussions the applicant has been advised to explore options of how to improve this area in terms of public realm so that the units do not look isolated. At this stage there are concerns that this has not been included in the current submission and there is a strong desire to improve the overall appearance of this area and integrate the units into any future development.

Issue 5 – Affordable Housing

22. London Plan policy 3.12 requires borough's to seek the maximum reasonable amount of affordable housing, taking account of a range of factors including local and regional requirements, the need to encourage rather than restrain development and viability. The policy requires borough's to take account of economic viability when negotiating on affordable housing. DMP15 – Affordable Housing, and Core Strategy CP2 require that 50% of new homes should be affordable with a tenure split of 70% social/affordable rented housing and 30% intermediate housing at affordability levels meeting local needs.
23. Applicants who submit proposals that are under the 50% target are required to demonstrate that the maximum reasonable amount of affordable housing is being provided based on viability. This would need to be tested through the submission of a financial appraisal submitted with any future planning application which would be subject to scrutiny by or on behalf of Officers. In this case the applicant is proposing that 14 out of the 48 units would be affordable with nine as social rent and five as shared ownership. As the majority of units would be three bed units the applicant has based the overall percentage of affordable units on habitable rooms which works out as 31% affordable housing.
24. Due to the time elapsed between the current proposal and appeal decision it is recommended that a fresh viability assessment is submitted with any formal planning application.

Issue 6 – Standard of Accommodation

25. All of the residential units would need to comply with minimum size standards as per DMP18 and London Plan policy 3.5. A number of the units at the front of the building appear slightly undersized and further clarity is therefore advised. All units would need to have access to private amenity space as per DMP19 with 20sqm per flat and 50sqm per family nit the expected amount. Further details on the proposed balconies and communal area would be required. Some of the units appear quite narrow and it would be important to ensure that bedrooms and living areas have usable space that would provide good accommodation for future residents. Outlook also appears to be limited in a number of the flats and it would be important to achieve minimum

distances of 5 metres to the site boundaries. In addition to this it would be important to achieve adequate separation distances between habitable rooms both within and outside of the site. There are concerns at this stage regarding the communal space and the ground floor units in terms of overlooking and privacy. It would be important to demonstrate that this could be overcome through design.

Planning Obligations

26. In accordance with the Councils Planning Obligations SPD, the proposal would be likely to attract the following obligations to mitigate the impact of the development:

- Affordable Housing - Final proportion to be subject of detailed financial viability assessment.
- Employment and training opportunities during construction and operation phases
- Car-Parking Permit Free development to remove the rights of residents to apply for parking permits in the surrounding roads in the vicinity of the site,
- Energy - Achieve a zero carbon' standard. The remaining regulated carbon dioxide emissions, to 100 per cent, would be off-set through a cash in lieu contribution
- Submission of a Delivery & Servicing Plan for the workspace and retail elements
- Undertaking of on and off site highway works through an agreement under S38/S278 of the Highways Act 1980

Community Infrastructure Levy (CIL)

27. The proposed development would be CIL liable development. The amount of liability this would attract will be confirmed at a later stage when the precise quantum of development is known.

Conclusion

28. Members should note that the above development is still in the pre-application stage and that additional work remains to be carried out.