

## Agenda Item 07

### Supplementary Information Planning Committee on 18 October, 2017

Case No. 17/2516

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Location	Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue, London, NW10 3UN
Description	Demolition of existing buildings on site and redevelopment of the site to provide a six storey block providing 92 self-contained units (69 x 2bed and 23 x 3bed) providing temporary accommodation (Use class Sui Generis) to include a community use (Use class D1) on the ground floor, and a 4 storey block with basement level to provide 57 units (57 x 1bed) providing new accommodation for independent living (Use class C2) with associated communal facilities and staff accommodation within both the blocks and provision for car, cycle, scooter parking, bin stores, landscaping and amenity space

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1. Members visited the site on Saturday 14 October 2017 and raised the following questions:
  - Whether a company called Pedder-Scampton were involved in the NAIL building as a Councillor may potentially have to declare an interest.
  - The size of the flats and whether residents could have visitors.
  - Phasing
  - The level of consultation
2. The applicant has confirmed that Pedder-Scampton have not been involved at any stage of the application.
3. The size of the flats has been addressed in paragraphs 22 to 24 of the committee report. With regard to the prospect of residents having visitors, this would be a management issue though there is no specific allocation of rooms marked for visitors.
4. The phasing of the development and the potential impact this would have on existing residents has been addressed in paragraph 13 of the committee report.
5. Consultation has been addressed in the 'Consultation' section of the committee report. **Conditions**
6. In the event that Members are minded to grant planning permission, officers recommend the following conditions be added to those already listed in the draft decision notice:

*Prior to the occupation of the development the applicant shall submit to the local planning authority for its approval a Management Plan for the operation of the Temporary Accommodation. The development shall be carried out in accordance with the approved Plan.*

*Reason: In order to ensure that reports to any party will be shared and acted upon.*

7. The recommendation to have a condition regarding management was referred to in paragraph 5 of the Committee Report but was not listed within the draft conditions.
8. Paragraph 40 of the committee report refers to a recommendation to secure a Construction Management Plan by condition. However based on the fact that Longstone Avenue is not busy and that a Construction Dust Method Statement submitted with the application concludes that if good practice dust control measures are implemented then the residual significance of potential air quality impacts from dust generated by earthworks, construction and track-out activities would be negligible, it is not considered necessary to secure further information via condition.

**Recommendation: Remains approval subject to conditions detailed in the main report and additional condition set out above.**

