

## Agenda Item 03

### Supplementary Information

**Planning Committee on 11 April, 2018**

Case No.

17/0322

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Location	1-12 INC, Queens Parade, Willesden Lane, Willesden, London, NW2 5HT
Description	Demolition of existing retail units and erection of part-six, part-seven, part-eight storey building, comprising 117 student residential accommodation units (Use class Sui Generis) on the upper floors, ground floor retail floorspace of 324.5sqm providing 5 commercial units (Use class A1) and entrance lobby for the student accommodation, and use of basement level to provide retail warehouse floorspace of 226.5sqm (ancillary to A1) along with cycle parking, bin stores, laundry and plant room ancillary to the student accommodation, with associated enhancements to the public realm at street level

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#### Amended information submitted by applicant

It was set out within the Header to the committee report that the applicant has specified the intention to make changes to the proposal and to provide additional information to address the concerns raised by members at the previous Planning Committee meeting.

Drawings and details have been submitted which show the changes that the applicant would like to make and the information that would be provided.

This includes:

- A reduction in the size and height (by one storey) of the lower wing of the proposed building (which is situated opposite the windows of adjoining residential dwellings discussed within the header to the committee report). This would result in this wing being situated below the 30° line drawn from the neighbouring windows on Electric House (as set out within Brent SPG1). The applicant has specified that the BRE daylight/sunlight assessment is to be updated to take account of these changes, and full revisions to the drawings would be made.
- Alterations to the basement of the development to accommodate a lounge, study room and gym facilities for the students within the building. This area would replace 226 sq.m of warehouse storage space that was previously proposed.
- A draft servicing plan has been submitted which includes detail of:
  - A Daily Deliveries Servicing Plan;
  - A Servicing Plan for Student arrivals and departures;
  - A Plan of Willesden Lane showing existing situation; and
  - Swept Path Analysis - Bus Passing and Accessing Bus Stop.

These amendments are considered to make a material change to the application and provide a reasonable degree of change, reducing the level of impact experienced by adjoining residents, improving the standard of accommodation for students and providing reassurance regarding the robustness of the servicing arrangements and implications for highway flow and safety.

It is considered that there is significant merit in allowing the full consideration of these proposed changes and it is recommended that the application is deferred to a later planning committee meeting to allow this to happen. The full detail of these changes would need to be worked up by the applicant and submitted to the Council, including the revised upper floor plans, elevations, sections and daylight/sunlight assessment. Neighbouring residents would then be given the opportunity to view and consider the revised scheme through a further period of consultation. Following this, and the full assessment of the revised details by officers, the application would be reported to the planning committee for determination.

**Recommendation: That application is deferred to allow the receipt and reconsideration of the additional information and a further period of public consultation.**

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