

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

6 June, 2018
08
18/0968

SITE INFORMATION

RECEIVED	12 March, 2018
WARD	Tokyngton
PLANNING AREA	BRENT CONNECTS WEMBLEY
LOCATION	Former Palace of Arts and Industry, Engineers Way, Wembley, HA9
PROPOSAL	<p>Minor Material Amendment to vary Condition 4 (Approved Drawings) of planning permission reference 14/3054 (dated 21 October 2014) for an outline application for the demolition of existing buildings and redevelopment of the site to provide up to 160,000sqm of mixed use floorspace. (See previous application record for full description of development).</p> <p>The minor material changes sought are to create a new south facing public square fronting Engineers Way, to increase the height of the previously approved main building from 88.5m to 100m AOD, the reduction of the length of the previously approved block plan, changes to the massing of the previously approved building form, the creation of a colonnaded single storey pavillion building along Olympic Way, increased basement level, and the provision of pedestrian and public realm improvements, and a bridge link to Brent Civic Centre.</p>
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_138991</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.uk2. Select Planning and conduct a search tying "18/0968" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

RECOMMENDATION: That the planning committee resolve to grant permission for the proposed minor material amendments through a variation of condition 4 of Outline Planning Consent reference 14/3054 pursuant to Section 73 of the Town and Country Planning Act 1990, as amended.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters*

*As the planning permission would be re-issued with the grant of planning permission through Section 73 of the Planning Act (variations of condition), the conditions and informatives from the previous consent have been replicated.

Conditions

1. Outline planning – approval of details
2. Reserved matters submissions – 15 years limit
3. Outline planning - time limit
4. Approved drawings/documents
5. Storage in open areas
6. Reinstatement of crossovers
7. Visibility splays
8. Details of materials, layout etc.
9. Noise
10. Plant
11. Plant 2
12. MSCP noise
13. Play and recreational space
14. Landscaping
15. Construction Logistics Plan
16. Site investigation
17. Verification report
18. Car park management plan
19. Delivery and servicing management plan
20. Traffic control measures
21. Energy centre
22. Energy centre plant
23. Sustainability measures
24. Drainage
25. Drainage 2
26. Flood Risk Assessment
27. Piling/foundations
28. Affordable Housing storage
29. Coach parking plan

Informatives

1. Surface water drainage scheme
2. Surface water - oil separator
3. Site wide drainage and phasing of plots
4. Supporting documents

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, planning obligations 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.

This permission, if granted, would also be bound by the Section 106 legal agreement associated with the Outline Consent, including the subsequent Deed of Variation.

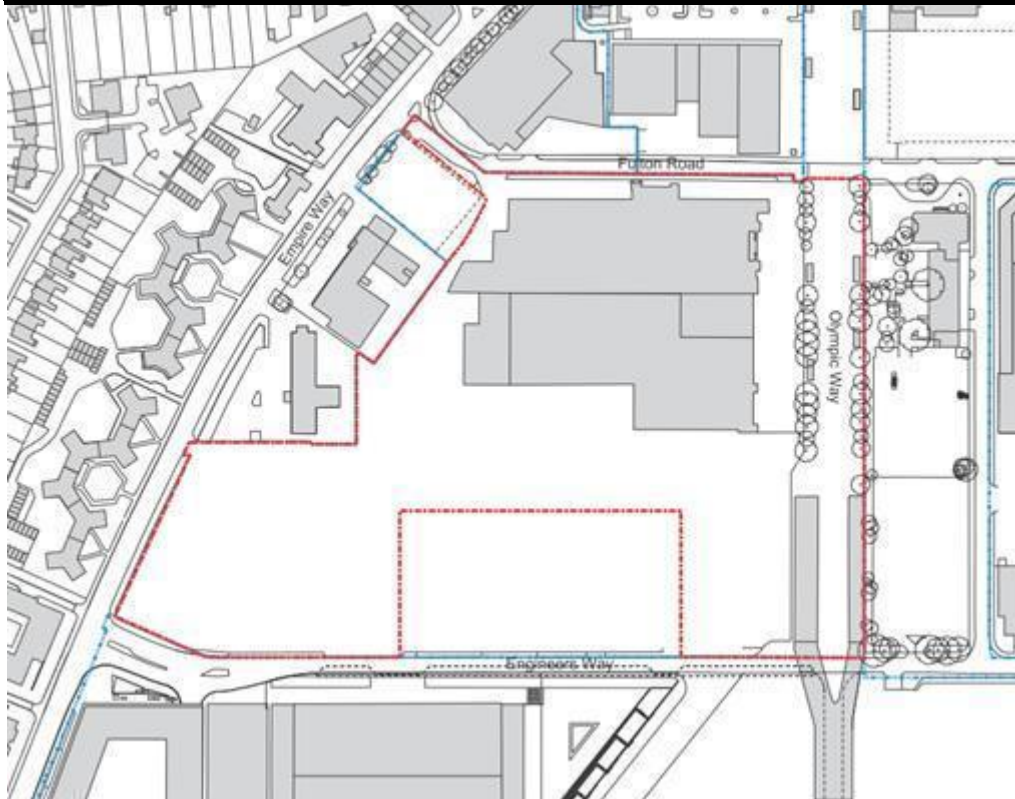
SITE MAP



Planning Committee Map

Site address: Former Palace of Arts and Industry, Engineers Way, Wembley, HA9

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This map is indicative only.

PROPOSAL IN DETAIL

This Section 73 planning application seeks approval for a Minor Material Amendment to vary the wording of Condition 4 (Plans) of planning permission reference 14/3054 (dated 21 October 2014) for an outline application for the demolition of existing buildings and redevelopment of the site to provide up to 160,000sqm of mixed use floorspace. Whilst the proposed changes to the consented development are material, they do not amount to a fundamental alteration to that granted outline planning permission.

Planning permission 14/3054 was for:

'Variation of condition 4 of outline planning permission reference 13/1323 to allow minor material amendments to the parameter plans in relation to plots NW06, NW07 and the proposed open space, namely: the siting, size and layout of plots NW06 and NW07, the heights of elements of the building within Plot N06, the siting of the open space, change to the vehicular access point for plot NW06.

Outline Planning Consent reference 13/1323 granted minor material amendments to planning consent reference 10/3032 which was for:

Demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m² of floorspace (GEA, excluding infrastructure) comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m² to 30,000m²
 - Business (Use Class B1): up to 25,000m²;
 - Hotel (Use Class C1): 5,000m² to 20,000m²;
 - Residential dwellings (Use Class C3): 65,000m² to 100,000m² (815 to 1,300 units);
 - Community (Use Class D1): 1,500m² to 3,000m²;
 - Leisure and Entertainment (Use Class D2): up to 5,000m²;
 - Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m² to 25,000m²;
- and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990

The current application proposes amendments to the parameter plans in relation to Plot NW04. No changes are proposed to any of the other seven plots covered by the original outline planning permission (10/3032), nor is any change proposed to the approved Development Specification, to the description of development on the planning permission, or to any other planning condition. The changes proposed aim to provide a scheme which has a better relationship with the Olympic Steps (the subject of a separate concurrent planning application) and Olympic Way and provides a new civic square.

The key minor material changes sought within the current application are:

- to create a new south facing public square fronting Engineers Way
- to increase the height of the previously approved main building from 88.5m to 100m AOD (a physical height of around 64 metres)
- the reduction of the length of the previously approved tall building element
- changes to the massing of the previously approved building form
- the creation of a canopy/colonnade and single storey pavillion building along Olympic Way
- an increased basement level
- the provision of pedestrian and public realm improvements, including a new, pedestrianized public square (35m x 20m) on the southern section of the plot; and
- the potential provision of a bridge link to Brent Civic Centre.

An application has also been submitted for the removal of the existing Pedway (ramp) structure to the Wembley National Stadium Concourse and its replacement with steps (planning application ref. no. 18/0973). This application is currently being considered and can be determined independently.

Changes to the parameter plans

Condition 4 of planning permission 14/3054 is worded as follows:

"The development hereby permitted shall be carried out in material compliance with the following approved

drawing(s) and/or document(s):

Approved Drawings/Documents

P01	P09 Rev 00 dated 5.07.2014
P02	P10 Rev 00 dated 5.07.2014
P03 Rev 00 dated 5.07.2014	P11 Rev 00 dated 5.07.2014
P04 Rev 00 dated 5.07.2014	P12 Rev 00 dated 5.07.2014
P05 Rev 00 dated 5.07.2014	P13 Rev 00 dated 5.07.2014
P06 Rev 00 dated 5.07.2014	P14 Rev 00 dated 5.07.2014
P07 Rev 00 dated 5.07.2014	P15 Rev 00 dated 5.07.2014
P08 Rev 00 dated 5.07.2014	1382.006 D

Development Specification Final, dated 31 March 2011”

The current planning application seeks approval for a set of revised parameter plans in relation to Plot NW04 and therefore seeks a variation of condition 4 to the following:

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

Approved Drawings/Documents

P01	P09 Rev 02 dated 25.07.2014
P02	P10 Rev 02 dated 25.07.2014
P03 Rev 02 dated 25.07.2014	P11 Rev 02 dated 25.07.2014
P04 Rev 02 dated 25.07.2014	P12 Rev 02 dated 25.07.2014
P05 Rev 02 dated 25.07.2014	P13 Rev 02 dated 25.07.2014
P06 Rev 02 dated 25.07.2014	P14 Rev 02 dated 25.07.2014
P07 Rev 02 dated 25.07.2014	P15 Rev 02 dated 25.07.2014
P08 Rev 02 dated 25.07.2014	1382.006 D

Development Specification Final, dated 31 March 2011”

The applicants state that the proposals would have no material impact on the energy and sustainability performance of the NW Lands Development.

The commitments within the approved North West Lands Development Specification 2011 will still apply to any future development on the plot, and equally the extant planning conditions attached to the North West Lands planning permission will still need to be met by any detailed scheme submitted in the future.

The Outline Planning consent was subject to a Section 106 legal agreement which secured a number of contributions and commitments. This Section 106 agreement also applies to any variations of that planning consent. The agreement is unchanged by the proposed minor material amendments and it is not necessary to enter into a new Section 106 agreement.

Massing

Previous planning permission, ref. no. 14/3054, consented a building on plot NW04 positioned within around 7 metres of Engineers Way to the south. It was 45 m x 57 m (max) at lower levels and 18 m x 57 m at upper levels. It was 5.5 m to 10 m high at lower floor level (approximately 1-2 commercial storeys) and 48 m - 52.5 m high at upper floor level (approximately 15-17 storeys). The maximum height Above Ordnance Datum (AOD) was 88.5m (plus tolerances).

Under the amended parameter plans, the scheme would have three main elements – a 100 metre tall (AOD, 11.5 m higher than the block as currently consented) block set in the north western section of the site, a single storey element on the north eastern section of the site (which would be 2 metres lower in height compared to the original plans) linked to a canopy in the south eastern section of the site, with a new ‘pavilion’ building in its south eastern corner (referred to as NW04B). The tallest element of the building would be set back around 31 metres from Engineers Way.

The building would measure 45 m x 41 m (max) at lower levels and 25 m x 41 m at upper levels. As such, the width of the building (when viewed from Olympic Way would reduce from 57 m to 41 m. However, the height of the building would increase from 88.5 to 100 m AOD. The width of the building when viewed from Engineers Way would increase from 18 m to 25 m. However, the building would be set considerably further

from Engineers Way (distance increasing from 7 m to 31 m).

This building is referred to as NW04A.

Hard and Soft Landscaping

A new pedestrianized public square (approximately 1,350sqm) would be created on the southern section of the plot adjoining Engineers Way and Exhibition Way.

A reduced size 'pocket' square (approximately 460sqm) would be retained in the northeastern corner of the site adjoining Plot NW08.

EXISTING

Plot NW04 is situated in the southeastern corner of the wider North West Lands site, within Wembley Park. To the north of the plot is the new large scale mixed use, but predominantly residential development, known as NW08. This is currently under construction. To the east is Olympic Way and the Pedway. Engineers Way lies to the south and Brent Civic Centre is to the west of the plot.

The land is currently partly public realm, consisting of 'Market Square' to the immediate east of Brent Civic Centre, which is hard landscaped with trees. To the east of this is an area currently used for welfare and office facilities in association with the redevelopment of Plot W03 to the south of the site. A narrow stretch at the far east of the site overlaps with the edge of one of the Pedway pedestrian access ramps to Wembley Stadium. The plot has a high level of prominence due to its location both on Olympic Way and at the end of Wembley Park Boulevard, which leads to the London Design Outlet and developments to the south of the Stadium.

To the south of the plot on the other side of Engineers Way is Plot W03 (currently under construction) and Arena Square. Immediately to the west of Arena Square is the Wembley Arena, which is a Grade II listed building (originally known as the Empire Pool).

The site is well served by public transport, which is reflected by its Public Transport Access Level ('PTAL') rating of 5 (very good).

The site is located within the Wembley Growth Area (Brent Core Strategy), the Wembley Regeneration Area (Wembley Area Action Plan 2015) and the Wembley Opportunity Area (London Plan).

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

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

Principle of Development: Outline planning permission was originally granted on 24 November 2011 (ref: 10/3032) for the demolition of the existing buildings and the mixed-use redevelopment of the Former Palace of Arts and Palace of Industry Site on Engineers Way, Wembley. This development is known as the "North West Lands". This outline planning permission, which has subsequently been amended by planning applications 13/1323 and 14/3054, outlined proposals relating to plot NW04. These proposals involved the provision of a building measuring 45m x 57m (max) with a maximum height Above Ordnance Datum of 88.5m (plus tolerances). The principle of development has therefore already been established. It was recognised at the time that the proposals for NW04 could not be carried out in full unless the Pedway had been removed. Controls were accordingly incorporated into that consent which restricted the ability to build the lower element of plot NW04 if the Pedway had not been removed, allowing the taller element of this plot to come forward. An application for the removal of the Pedway ramps and their replacement by steps (reference 18/0973) has also been received and is currently being considered. The variation can be considered independently of that application.

Proposed Uses: The suite of uses within the scheme do not change as a result of the proposed

amendment. The proposed uses included within the parameter plans for the lower levels are uses within classes A1-A5 (Retail), B1(Business), C1(Hotel) and/or D2(Leisure). This includes both the lower levels of the main building (NW04A) and the pavilion building (NW04B). These uses are the same as those approved under the original parameter plans as uses at lower levels. The upper levels would be used for uses within classes A3-A4 (A3 is food and drink and A4 is drinking establishments), B1(Business), C1(Hotel), D2(Leisure) and/or Sui Generis (student accommodation, serviced apartments and/or Apart Hotels).

Scale, Layout and Appearance: The scale and layout of the proposed scheme is considered to be acceptable within the context of the surrounding area which comprises relatively tall buildings in a dense urban context. It is considered that the layout of the building and the site would work successfully in providing a design which responds well to its context and offers public realm improvements. The illustrative images indicate a development which is considered to be acceptable in design terms and in keeping with the surrounding area.

Highways: No parking is proposed within plot NW04, in accordance with the outline consent, but access will be allowed for service and emergency vehicles. No objections on transportation grounds have been raised to the current proposals.

Nature of proposed application: These changes are proposed as minor material amendments to the proposed outline consent. The proposal would not result in a change in the nature of uses that are consented or the amount of floorspace for each use. The proposal may potential allow an uplift in floorspace within Plot NW04. However, it does not affect the total floorspace that can be delivered. The amendment would result in an increase in the maximum height of the building within plot NW04. However, it would result in a decrease in the width of the building (when viewed from Olympic Way). The submission demonstrates that the assesemnt of impacts evaluated within the Environmental Statement for the original outline consent are not materially affected by the proposed amendments. The proposal is accordingly considered to consitute a minor material amendment to the original outline consent.

RELEVANT SITE HISTORY

Outline planning consent was granted for the comprehensive re-development of the land surrounding the Brent Civic Centre in 2010. The current application site, Plot NW04 falls within this wider development area.

10/3032 – ORIGINAL OUTLINE APPLICATION – Granted 24 November 2011

Outline application, accompanied by an Environmental Impact Assessment, for the demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m² of floorspace (GEA,excluding infrastructure) comprising:

- a) Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m² to 30,000m²
- b) Business (Use Class B1): up to 25,000m²;
- c) Hotel (Use Class C1): 5,000m² to 20,000m²;
- d) Residential dwellings (Use Class C3): 65,000m² to 100,000m² (815 to 1,300 units);
- e) Community (Use Class D1): 1,500m² to 3,000m²;
- f) Leisure and Entertainment (Use Class D2): up to 5,000m²;
- g) Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m² to 25,000m²; and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

13/1323 – VARIATION APPLICATION – Granted 18 September 2013

Variation of condition 4 of Outline Planning Consent reference 10/3032 to allow minor material amendments to the parameter plans in relation to Plot NW01, situated in the south-western corner of the application site at the junction of Empire Way and Engineers Way.

14/3054 – VARIATION APPLICATION – Granted 31 October 2014

Variation of condition 4 of outline planning permission reference 13/1323 to allow minor material amendments to the parameter plans in relation to plots NW06, NW07 and the proposed open space, namely: the siting, size and layout of plots NW06 and NW07, the heights of elements of the building within Plot N06, the siting of the open space, change to the vehicular access point for plot NW06.

14/4330 - LAND ADJACENT TO DEXION HOUSE & QUALITY HOUSE, YELLOW CAR PARK - Granted following planning committee on 16 February 2015

Proposed erection of 1- to 20-storey building comprising 370 residential units, 693 sqm of non-residential floorspace (use class A1 (retail), A2 (financial and professional), A3 (cafe/restaurant), B1(Business),

D1(communty) or D2 (assembly and leisure)) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, landscaping, cycle storage and refuse provision. This is a Reserved Matters application pursuant to the original outline consent 10/3032.

14/4687 - TEMPORARY MARKET USE ON OLYMPIC WAY & YELLOW CAR PARK (part of) – Granted 5 March 2015

Use of land comprising the "Yellow car park" and Olympic Way between Fulton Road and Engineers Way from time to time for temporary markets and as temporary event space. No permanent structures are proposed.

Consent adjoining this site:

15/5550 WEMBLEY MASTERPLAN – Granted 23 December 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

Site Notice: 29/03/2018

Press Notice: 29/03/2018

The owners/occupiers of 374 nearby and neighbouring properties were notified of the proposed development on 23/03/2018. No representations were received from these owners/occupiers in response to the consultation.

Internal Consultees:

Transportation

No objections on transportation grounds to these proposed minor material amendments to the original parameter plans for Plot NW04.

Heritage Officer

No objections as the new building, porte-cochère (pavilion building) and landscaping are too far away from the heritage asset to have any impact on its setting.

Public Safety Manager

The Public Safety Team does not have any comments on the application.

Lead Local Flood Authority

Note that this application relates to minor material amendments. No comments to make at this stage.

Environmental Health

No comments received.

External Consultees:

The Greater London Authority (GLA)

Given the scale and nature of the proposals, conclude that the amendments do not raise any new strategic planning issues. The Council may, therefore, proceed to determine the application without further reference to the GLA.

Historic England

Historic England have considered the information received and do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

Transport for London

No objections. TfL notes the improvements to the pedestrian environment such as the bridge link and public realm. This is welcomed by TfL and in line with the draft London Plan policy T2.

Wembley National Stadium Limited

No comments received.

Thames Water

No comments received.

POLICY CONSIDERATIONS

The Development Plan in force comprises:

Brent LDF Core Strategy 2010

Brent Development Management Policies Document 2016

Wembley Area Action Plan 2015

London Plan (Consolidated with Alterations since 2011) March 2016

The following are also relevant material considerations in the determination of the current application:

National Planning Policy Framework 2012 (NPPF)

Revised Draft National Planning Policy Framework 2018

Technical Guidance to the National Planning Policy Framework

National Planning Practice Guidance (NPPG)

London Mayor's Town Centres Supplementary Planning Guidance (SPG) (2014)

Brent Supplementary Planning Guidance 17 Design Guide for New Development

Draft New London Plan (published for consultation December 2017)

In addition, the emerging Draft Brent Design Guide SPD1 (July 2017) has been subject to public consultation and once adopted will supersede SPG17. This document is afforded weight in the determination of planning applications as it has been subject to public consultation.

DETAILED CONSIDERATIONS

1. Context

2. Plot NW04 is situated in the southeastern corner of the wider North West Lands application site, in

Wembley Park. The North West Lands site is situated between Empire Way, Engineers Way, Olympic Way and Fulton Road within the Wembley Growth Area and Wembley Opportunity Area and covers 5.7 hectares of land.

3. To the north of plot NW04 are the new large scale residential developments, currently under construction, known as NW07 and NW08. To the east is Olympic Way and the Pedway, which would need to be removed prior to plot NW04 being developed. Engineers Way lies to the south and Brent Civic Centre is to the west of the plot.
4. The plot has a high level of prominence due to its location both on Olympic Way and at the end of Wembley Park Boulevard, which leads to the London Design Outlet and developments to the south of the Stadium.
5. The site is well served by public transport, which is reflected by its Public Transport Access Level ('PTAL') rating of 5 (very good).
6. The site is located within the Wembley Growth Area (Brent Core Strategy) and the Wembley Opportunity Area (London Plan) and within the Wembley Regeneration Area (Wembley Area Action Plan).
7. In December 2016, outline planning permission was granted for the 'Wembley Masterplan' (LPA ref: 15/5550) comprising around 5,000 homes, commercial and community floorspace, a school and new open space including a public park. Given the scale of development that has been approved, the completion of this regeneration is phased to take place over a number of years. The land covered by the Wembley Masterplan includes the Pedway and therefore includes a narrow stretch of land along the eastern edge of the NW04 plot.
8. The full implementation of either the previous or the amended plans for Plot NW04 would require the removal of the Pedway, that is, the ramps and raised walkways which lead to the Stadium Concourse from Olympic Way. However, the consent allows for the construction of the taller elements of NW04 should the Pedway remain in place, with restrictions preventing the lower projecting element of NW04 coming forward in this instance. The removal of the Pedway is an aspiration that is supported by your officers as discussed in the Wembley Masterplan Supplementary Planning Document 2009. This would require the implementation of alternative access arrangements to the Stadium concourse. The Council is currently considering a planning application for a scheme involving the removal of the existing Pedway structure and its replacement with steps (planning application ref. no. 18/0973).

9. Land Use

10. Outline planning permission was originally granted on 24 November 2011 (ref: 10/3032) for the demolition of the existing buildings and the mixed-use redevelopment of the Former Palace of Arts and Palace of Industry Site on Engineers Way, Wembley, known as the "North West Lands". This outline planning permission, which has subsequently been amended by planning applications 13/1323 and 14/3054, outlined proposals relating to plot NW04. The outline planning permission 10/3032 sets out maximum levels of floorspace in square metres which may be used for a specified range of uses. The range of land uses proposed for the current scheme is the same as those originally consented.
11. The proposed development would be likely to attract a range of commercial and retail uses and also provide a new public square, which would add diversity and interest to this town centre site and make a positive contribution to the vitality and viability of this area of Wembley Park.
12. There is no change to the uses do not change as a result of this proposal. The current proposal would contribute towards the delivery of the wider aims and objectives of the Wembley AAP (the area OAPF) and the delivery of the London Plan OAPF Wembley policy target for 11,000 jobs and a minimum 11,500 new homes across the Opportunity Area (although the consented and proposed uses for plot NW04 do not include housing). The range of land uses proposed within each section of the current scheme are discussed within the 'Layout and uses of the building' section at paragraph 26 below.

13. Key proposed amendments to parameter plans

14. The plans approved under the previous planning permission, ref. no. 14/3054, show a building with two main elements – a 88.5 metre tall (AOD) block on its western side and a single storey element on its eastern side. The proposed building was positioned within around 7 metres from Engineers Way to the south and the length of the tallest block along the Olympic Way elevation was shown to be around 50

metres.

15. The amended parameter plans show a building with three main elements – a 100 metre tall (AOD) block set in the north western section of the site (11.5 m taller than the existing consent), a single storey element on the north eastern section of the site (which would be 2 metres lower in height compared to the original plans) linked to a canopy in the south eastern section of the site, with a new 'pavilion' building in its south eastern corner. The tallest element of the building would be set back around 31 metres from Engineers Way, compared to 7 m within the existing consent. The floorplate upper floors of the building would change from 18 m x 57 m to 25 m x 41 m, with the width of this block when viewed from Olympic Way therefore reducing by 16 m.
16. The new siting of the main NW04 building would reduce the gap between NW04 and NW08 to its north from 21 metres to 12 metres at lower and upper levels.
17. The previous parameter plans included a 'Pocket' space - that is a small area of publicly accessible open space. The Pocket space to the north of the NW04 building was designed to perform both a commercial function (café seating) and to provide usable space for shoppers and residents, including seating and landscaping. Under the current proposals, this pocket square would be retained but would be reduced in size.
18. The revised scheme would create a new public square, a canopy/colonnade and pavilion and potentially a new bridge link to the Civic Centre. A new, south facing public square would be created on the south western section of the site fronting on to Engineers Way. This new square would be defined and enclosed by a new canopy/colonnade to its north and east which would also serve as a covered route from Olympic Way towards the new square and the Civic Centre. This element of the scheme would also include a new single storey pavilion building in its south eastern corner, referred to as NW04B.
19. The introduction of a bridge link at an upper level, to link Brent Civic Centre to NW04, is also put forward as a potential change, although this would be dependent on factors including the use of NW04.
20. In addition, the depth of the basement below the plot would be increased.

21. Policy Considerations

22. The principle of the land use has already been established through the original planning consent. However, the compliance of the current amendments must be assessed in relation to the Development Plan currently in force comprising Brent LDF Core Strategy, Brent Development Management Policies Document 2016 and the Wembley Area Action Plan 2015 along with the London Plan (Consolidated with Alterations since 2011) March 2016.
23. In addition, regard must be had to current national policy, the Draft New London Plan (published for consultation December 2017) relevant Supplementary Planning Guidance such as the London Mayor's Town Centres Supplementary Planning Guidance (SPG) (2014), Brent Supplementary Planning Guidance 17 Design Guide for New Development and the emerging Draft Brent Design Guide SPD1 (July 2017) which has been subject to public consultation and which once adopted will supersede SPG17.
24. The proposed amended scheme has been assessed in relation to the relevant planning policies and guidance and it is considered to be in keeping with these policies and guidance and the vision for how development in the Wembley regeneration area is to take place.

25. Layout and uses, Landscaping and Trees, Scale and Appearance

26. *Layout and uses of the building*

27. *Basement*

28. Whilst the approved parameter plans do not include a basement, the proposed amended plans include a basement for uses within classes A1-A5 (Retail), B1(Business), C1(Hotel) and/or D2(Leisure). This is the same range of uses as those proposed for the lower levels of the both the main building (NW04A) and the pavilion building (NW04B). These uses are also the same as those approved under the original parameter plans as uses at lower levels.

29. *Lower Levels*

30. The lower levels would be used for uses within classes A1-A5 (Retail), B1(Business), C1(Hotel) and/or D2(Leisure). This includes both the lower levels of the main building (NW04A) and the pavilion building (NW04B). These uses are the same as those approved under the original parameter plans as uses at lower levels. The North West Lands Development Specification (2010), which was an approved document of the 10/3032 outline consent, states that the developer commits that the eastern and western frontages to NW04 having active retail use at ground floor level. This is in line with policy WEM7 of the Wembley Area Action Plan 2015 which relates to the character of Olympic Way and seeks active ground floor uses either side of Olympic Way.

31. *Upper Levels*

32. The upper levels would be used for uses within classes A3-A4 (A3 is food and drink and A4 is drinking establishments), B1(Business), C1(Hotel), D2(Leisure) and/or Sui Generis (student accommodation, serviced apartments and/or Apart Hotels). These uses are the same as those approved under the original parameter plans as uses at upper levels. Under the proposed scheme there would be around 15 storeys in total.

33. *Roof*

34. The parameter plans show the lower stretch of roof as an area for the provision of private and communal open space (predominantly soft landscaped). The roof of the taller block would be an area for the provision of brown roofing, private terraces, photovoltaic panels and/or plant.

35. *Relationship to outline consent for North West Lands site*

36. Taking into account the new footprint of the proposed development, the overall building heights and typical floor to ceiling heights, if the proposed parameter plans would allow for an increase in useable floorspace within Plot NW04 compared to the development which could take place in line with the originally approved parameter plans. However, the overall floorspace that can be provided within the Outline Consent as a whole would not increase as a result of the proposal. Furthermore, the amended scheme would have an acceptable impact on the environment, the local area and the amenities of neighbouring residents. The detailed design of the scheme would be considered through a Reserved Matters application and fully assessed at that stage.

37. It should also be noted that the outline planning permission 10/3032 sets out maximum levels of floorspace in square metres which may be used for a specified range of uses. These floorspace limits apply to the wider North West Lands development site as a whole and are unchanged by the current application. If a Reserved Matters application is submitted, the compliance of the scheme with those floorspace limits will be fully assessed at that stage.

38. *Siting*

39. The new siting of the main NW04 building would reduce the gap between NW04 and NW08 to its north from 21 metres to 12 metres at lower and upper levels. This degree of separation is comparable to the 13 metre separation distance between the Civic Centre and NW07 to the west and is considered acceptable within this densely developed urban setting.

40. Public spaces

41. The new proposals would involve the provision of a new public square to the north of Engineers Way and also a small 'pocket' square between NW04 and NW08, next to Olympic Way. These would contribute to a range of 'public gathering' places in the area including Arena Square, Olympic Way, the Civic Centre atrium, the proposed Olympic Steps and the proposed open area beneath the bridge landing associated with the Olympic Steps.

42. Landscaping and Trees

43. Olympic Way runs along the eastern edge of the site. Improvements to the public realm for the adjoining element of Olympic Way have been included within planning application 18/0973, which also includes the proposed Stadium Steps. These include a continuation of the tree planting scheme which has already been introduced further north along Olympic Way, featuring pairs of trees planted on opposite sides of Olympic Way forming an avenue of tree species from around the world. Trees would also be planted close to the west elevation of the NW04A opposite the Civic Centre. One tree is shown within the now smaller pocket square.

44. In addition, the development site is only around 50 metres from Elvin Square Gardens, the public open space positioned between buildings NW06 and NW07/08, largely residential schemes on land to the

north west of plot NW04. In these circumstances, the lack of landscaping indicated on the submitted plans is considered acceptable.

45. Scale

46. The approved parameter plans indicate that the main block within the proposed scheme would be a maximum of 88.5 metres AOD (above ordnance datum). The amended scheme proposes an increase to a maximum of 100 metres AOD, accommodating around 15 storeys of floor space. However, although the main building would be increased in height compared to the original parameter plans, its length would be reduced from around 50 to around 41 metres. The building's impact on the immediate streetscene would therefore be similar in comparison to the previously approved scheme. In addition, the provision of a substantially sized public space to the immediate south of the building would provide an appropriate setting for this higher building, which would be set much further back from the adjacent highway (Engineers Way) compared to the previously approved scheme.
47. The nearest residential building to the NW04 plot is the predominantly residential NW08. This is 15 storeys high at its southern section, adjacent to plot NW04 and it was built in accordance with the parameter plans approved under the outline consent which allowed for a maximum AOD of 87.5 metres.
48. Plot W03 is situated to the south of NW04 and is 15 storeys high at its northern section opposite the NW04 site. Approval for this plot was on the basis that it would be maximum height of 85 metres AOD at its tallest section adjacent to Olympic Way. The building, which is currently under construction, is positioned between NW04 and Wembley Stadium.
49. In views towards NW04 from the north, whilst approaching the stadium along Olympic Way, NW04 would be seen behind NW08 and in front of W03. The main building of NW04 would be up to 12.5 metres taller than NW08, but within this emerging, densely developed urban context which is characterised by buildings of a comparable height, it is not considered that the main building of NW04 would appear unduly tall or incongruous. The main bulk of the building would be set back from Olympic Way behind the canopy/colonnade structure, in a similar way to the main bulk of NW08 being set back behind the lower level street frontage section of that building.

50. Appearance

51. Illustrative views have been submitted with the application showing a fairly simple architectural design with significant amounts of glazing, framed with pale-coloured materials. There would be two colonnaded areas - one linking NW04B to the main NW04A building, and another along the frontage to the elevation of NW04A facing onto the proposed new public square. These would have high ceiling heights resulting in a spacious and open feel to the area, but they would also serve to define and frame the square and offer some protection from the weather.
52. The proposed square would be hardsurfaced and open plan but with a range of seating opportunities and other street furniture to add interest and functionality.
53. The height and length of the main NW04 building would be comparable to that of other developments in the vicinity, so it is not considered that the development would appear unduly bulky or incongruous in views from the surrounding area. The development would be constructed just to the west of a row of six trees which would form part of the new avenue of trees due to be planted along Olympic Way. These trees would help soften the impact of the development in street level views.
54. Full details of the appearance of the building, the canopy/colonnade and the public realm areas would need to be submitted for approval at Reserved Matters stage and the materials proposed would need to be approved through a condition discharge planning application.

55. Potential impact on setting of the Wembley Arena (Grade II listed building)

56. The public square and the NW04B building and colonnade would be within sight of the Grade II listed Wembley Arena. Historic England have considered the application and confirmed that they do not wish to offer any comments on this occasion. They state that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice. Section 12 of the NPPF relates to conserving and enhancing the historic environment.

57. The Council's Heritage Officer has confirmed that he has no objections considers that the proposal will not have a harmful impact on the setting to the listed building. The siting of the proposed new building, porte-cochère (pavilion building) and landscaping are such that the proposal will not result in harm to the setting of the listed building. Providing the quality of the final design and materials (to be determined at Reserved Matters and conditions approval stages) are appropriate, it is considered that the current proposals would make a positive contribution to the area in the vicinity of the Arena.

58. Views, including protected views

59. Policy WEM 5 of the Wembley Area Action Plan 2015 states that tall buildings will be acceptable where they can demonstrate the highest architectural quality, and that where they are proposed, the submission of a key views assessment will need to accompany planning applications. Map 4.4 identifies areas as 'appropriate' for and 'sensitive' to tall buildings. The Application Site is within the area defined as being appropriate for tall buildings. Policy WEM 6 defines protected views of the Stadium, relevant for the consideration of tall building proposals. Policy WEM7 states that development on Olympic Way must be carefully designed and scaled to respect the predominance of Wembley Stadium and its arch.

60. A series of images has been submitted with the application which indicate the impact on views to the Stadium from the protected and other viewpoints, including those along Olympic Way. The top of the new tall building would obscure an additional small part of the stadium arch in the AAP views along this route (AAP View 6 /Wembley Park Station, AAP View 7/Bobby Moore Bridge and AAP View 8/Olympic Way north of Fulton Road) and would infill an additional small proportion of the space between the roof of the stadium and its arch, compared to the existing situation.

61. However, in the cumulative versions of View 6 and View 7, which include the outlines of previously consented building forms, the previously consented NW11 would obscure much of the main NW04 building. At the closest, most southerly position (AAP View 8), the banners which line the route would largely obscure NW04 and would define the viewing frame for the stadium. In all of the generated views submitted, the visible part of the Arch would retain its broadly symmetrical appearance and the formal and balanced composition of this approach would be maintained.

62. Whilst the current proposals would slightly reduce the amount of the arch that is visible at present, this is not significantly more than the degree to which the Barratt and Unite housing schemes on the eastern side of Olympic Way infringe on the view of the arch from Olympic Way and it is considered that the proportion of arch and space that would still be visible would maintain an acceptable level of prominence for the National Stadium.

63. With regard to distant views, the increased height of the taller element would not be noticeable in the distant AAP View 1 from Barn Hill. In AAP View 2 from Elmwood Park, Sudbury, the proposed NW04 would rise slightly above the horizon, however, due to its distance and the scale of development in its foreground, it is unlikely to be noticed. The overall character of the view and the prominence of the landmark Stadium and arch would remain the same. It is therefore considered that in relation to the amended scheme, there would be no significant difference in effects on distant views compared to the consented development.

64. Daylight and Sunlight considerations

65. A Daylight and Sunlight report has been submitted which assesses the impact of the proposed new massing to Block NW04 on the amenity enjoyed by existing and future neighbouring residents using the targets and standards set out in the Building Research Establishment (BRE) Guidelines.

66. Four separate nearby predominantly residential developments were assessed in relation to the impact of the proposed amended scheme on daylight. The analysis assessed compliance with Average Daylight Factors (ADF) for habitable rooms as set down in the agreed development specification which is in line with the BRE guidance. A level of 95% compliance by room was agreed to be the benchmark.

67. With regard to Olympic Way Block B (the Unite Students building), to the north east of plot NW04 on the other side of Olympic Way, for those windows facing NW04 the analysis shows that there are no instances where the VSC or indeed the Sunlight availability is reduced by more than 20% and the building is therefore fully BRE compliant.

68. For Olympic Way Block C (the Barratt Wembley Park Gate Building) to the east of plot NW04 on the other side of Olympic Way, an analysis of the results of this building for those windows facing NW04

shows that there are no instances where the VSC or indeed the Sunlight availability is reduced by more than 20%. Indeed in some instances the daylight increases as compared to the consented scenario. The building is therefore fully BRE compliant.

69. Blocks NW07 and NW08 are currently under construction to the north of plot NW04. When assessed in relation to the previously consented scheme, the block achieved an ADF pass rate of 98.5% whereas the new pass rate for rooms is 95.25%. Whilst this is a reduction compared to the Masterplan consent, the pass rate is still above the Development specification levels agreed and these buildings still comply with the BRE guidelines.
70. Block W03 is located to the south of plot NW04 and is currently under construction. The pass rate for the windows facing towards NW04 is 100% and this is therefore fully compliant with the BRE guidance and the development specification.
71. In addition, the amenity spaces for NW07 and NW08 were analysed in relation to time in sun measures. The total area of amenity space in the sun for at least 2 hours on 21st March is in excess of 50% of the area, which is compliant with the BRE guidelines.
72. In view of the findings of the Daylight and Sunlight report submitted with this application, it is considered that the revised scheme based on the amended parameter plans would have an acceptable impact on the amenity of existing and future residents of nearby residential properties in terms of daylight and sunlight measures.

73. Noise

74. The impact of the proposed amended scheme on existing and future neighbouring residents would be assessed at Reserved Matters stage and through the discharge of planning conditions attached to the original outline planning consent (10/3032).

75. Wind Microclimate

76. A qualitative analysis has been carried out to assess the pedestrian wind environment resulting from the proposed changes to the consented development. The study has given consideration to likely wind effects relevant to key pedestrian areas in and around the proposed development based on regional wind meteorology statistics, terrain analysis of the immediate surroundings, and architectural information.
77. The assessment concludes that there are no material differences between the effects of the consented development and proposed development as a result of the proposed changes to the parameters for Plot NW04.
78. Condition 8 of Outline Planning Permission 10/3032 requires the details of the micro-climate mitigation measures to be submitted to and approved by the Council. Once submitted, the Council would therefore be provided with sufficient comfort to ensure that the appropriate mitigation details are incorporated into the proposed development.

79. Accessibility

80. The new Civic Square would be a hard-landscaped pedestrian environment incorporating seating, and covered with a canopy at its eastern side. The provision of this square would enhance routes between Engineers Way and Olympic Way South, and to the north through to the other NW plots. These routes would be pedestrianised walkways, with vehicular access being maintained for servicing and emergency vehicles only. Street furniture would be kept to the sides of the areas of highest pedestrian flow to minimise conflicts, particularly for people with visual impairments. Gradients across the site would be gentle and a ramp would be provided on the eastern side of the Square to facilitate access by the less mobile. Colour and tonal contrast is proposed to be incorporated within the design of the Civic Square to help identify the main pedestrian route and assist people with visual impairment to avoid obstacles that they might walk into or trip over. The applicants confirm that the NW04 plot would be compliant with relevant design guidance promoting accessibility for all including AD Part M (2015) standards as a minimum, which cover aspects such as approach to buildings, vertical and horizontal circulation and WC facilities.

81. Highways and Transportation

82. The site currently has a PTAL of 5 and is highly accessible by a range of transport modes. Local bus stops on Engineers Way, Empire Way, Rutherford Way and Wembley Park Drive provide access to a wide range of bus services and three railway/London Underground stations can be accessed easily from these (Wembley Stadium, Wembley Central and Wembley Park). The PTAL is predicted to remain at 5 in future forecast years of 2021 and 2031 (according to TfL WebCAT Planning Tool).

83. The Council's Transportation Officer has reviewed the proposals. He comments that the creation of a covered pedestrian route through the building connecting Olympic Way and the new square (following the removal of the pedway) will improve pedestrian permeability through the plot compared with the original outline parameter plans for the site. Furthermore, the Design & Access Statement submitted indicates that street furniture (signs, bins, bollards, seating etc.) will be kept to a minimum and generally sited around the edge of the new square to reduce clutter, which is welcomed. He raises no objections on transportation grounds to these proposed minor material amendments to the original parameter plans for Plot NW04.

84. Car and Cycle Parking

85. No car parking is proposed within the plot. Levels of cycle parking at Plot NW04 will be allocated in accordance with the minimum standards outlined in Table 6.3 of the addendum to Chapter 6 of the current London Plan (2016).

86. Environmental Impact Assessment

87. The original consented outline development 10/3032 was the subject of an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) as amended. These regulations have now been replaced by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations').

88. A Supplementary Environmental Statement has been submitted with the current applications in which the proposed changes to the Parameter Plans are reviewed and audited against the findings of the original ES to establish whether further environmental information is required under the EIA Regulations.

89. In respect of construction related effects, the review has concluded that the assessment of these impacts is completely unaffected by the minor revisions to Plot NW04. Moreover, all the measures related to the mitigation of construction impacts remain a suitable and appropriate basis for securing the mitigation measures identified in the 2010 Environmental Statement and 2011 Reassessment.

90. With regard to the impacts of the completed development, the effects related to ground conditions and contamination, water resources, ecology, archaeology, transport, socio-economics, air quality and noise are not influenced by detailed design matters of the nature proposed. Visual effects, wind effects and daylight and sunlight effects are related to massing and form. However, the assessment of the proposed development concludes that the scale of the proposed changes would not materially affect the assessments carried out or the mitigation measures laid out in the 2010 Environmental Statement and 2011 Reassessment.

91. For these reasons, it is concluded that the mitigation measures secured by planning conditions and/or S106 obligations remain robust and no changes are required to any of the conditions attached to outline planning permission 13/1323 or 14/3054 in order to secure further mitigation measures.

92. Sustainability issues

93. The sustainability proposals were approved within application 10/3032 and are captured within the decision notice, section 106 agreement and Development Specification.

94. Other matters

95. The implications of the proposal in relation to matters such as groundwater, soils and contamination, water resources, flood risk, archaeology, ecology, acoustics, demolition and construction, safety and security considerations and local employment opportunities would all be assessed at Reserved Matters stage, through the discharge of planning conditions attached to the original outline planning consent (10/3032) and by assessment in relation to S106 obligations, and amendments would be sought as necessary.

96. Conclusion

97. The proposed minor material amendments to the previously approved parameters plans would enable a revised scheme to be delivered which would provide a number of benefits over the originally approved outline plans. The scheme would contribute to the facilities on offer for Brent's residents and visitors, and offer a range of public realm improvements which would improve pedestrian circulation in the vicinity. The proposed amended scheme is considered to be in keeping with the vision for how development in the Wembley regeneration area is to take place, and would introduce activity and vitality in this area that responds appropriately to the vision for Olympic Way, the Olympic Steps area and the wider surrounding area. Based on the illustrative images, the building design would deliver an interesting and contemporary scheme to this prominent site, the final quality of which would be secured through the submission of detailed plans at Reserved Matters stage and the approval of appropriate materials through condition. The revised scheme accords with the relevant planning policies and guidance and it is therefore recommended that the proposed minor material amendments set out within this Section 73 planning application are approved.

CIL DETAILS

Outline Planning Consent was approved prior to the adoption of the Mayoral and Local charging schedules. As such, this development is not CIL liable and continues to be within the previous Section 106 regime for contributions towards infrastructure.

CIL Liable?

Yes/No: No



DECISION NOTICE – APPROVAL

Application No: 18/0968

I refer to your application dated **12/03/2018** proposing the following:

Minor Material Amendment to vary Condition 4 (Approved Drawings) of planning permission reference 14/3054 (dated 21 October 2014) for an outline application for the demolition of existing buildings and redevelopment of the site to provide up to 160,000sqm of mixed use floorspace. (See previous application record for full description of development).

The minor material changes sought are to create a new south facing public square fronting Engineers Way, to increase the height of the previously approved main building from 88.5m to 100m AOD, the reduction of the length of the previously approved block plan, changes to the massing of the previously approved building form, the creation of a colonnaded single storey pavillion building along Olympic Way, increased basement level, and the provision of pedestrian and public realm improvements, and a bridge link to Brent Civic Centre.

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

at **Former Palace of Arts and Industry, Engineers Way, Wembley, HA9**

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: 25/05/2018

Signature:

A handwritten signature in blue ink that reads "Alice Lester".

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.

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:

National Planning Policy Framework 2012
London Plan consolidated with alterations since 2011 (March 2016)
Brent Local Plan Development Management Policies 2016
Brent Local Development Framework Core Strategy 2010
Wembley Area Action Plan 2015

- 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 accordance 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. For the avoidance of doubt, the definitions of Reserved Matters are contained within Circular 01/2006 and other conditions may require further information concerning details required.

- 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 outline planning consent reference 10/3032 (24 November 2011).

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 5 years from the date of outline planning permission reference 10/3032 (24 November 2011) 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):

Approved Drawings/Documents	
P01*	P09 Rev 02 dated 25.07.2014
P02*	P10 Rev 02 dated 25.07.2014
P03 Rev 02 dated 25.07.2014	P11 Rev 02 dated 25.07.2014
P04 Rev 02 dated 25.07.2014	P12 Rev 02 dated 25.07.2014
P05 Rev 02 dated 25.07.2014	P13 Rev 0 dated 25.07.2014
P06 Rev 02 dated 25.07.2014	P14 Rev 02 dated 25.07.2014
P07 Rev 02 dated 25.07.2014	P15 Rev 02 dated 25.07.2014
P08 Rev 02 dated 25.07.2014	1382.006 D*

* these drawings and documents are as approved through outline planning consent reference 10/3032.

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

- 5 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.

- 6 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.

- 7 Other than those buildings and details approved pursuant to this Outline Planning Consent, the subsequent Reserved Matters applications or subsequent approvals pursuant to planning conditions or the Section 106 agreement, there shall be no obstruction over 1.05 m in height within splays whose areas are defined by a line 2.4m long on the centre line of the minor roads hereby approved measured from the continuation of the nearer kerb line of the major road; and lines of length 90m measured along the nearer kerb line of the major road from its intersection with the centre line of the minor road in both directions unless alternative dimensions are submitted to and approved in writing by the Local Planning Authority. After any such approval, there shall be no further obstruction over the approved height within the approved splays.

Reason: In the interest of highway and pedestrian safety.

- 8 The relevant part of the development as hereby permitted shall not commence until details of the following as they relate to that part of the development have been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority:
- An indicative phasing plan, including projections for the commencement and completion of the elements of the development that have not already been completed;
 - Details of materials for all external surfaces, including samples where appropriate;
 - 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.
 - 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;
 - Details of cycle storage, including structures, layout, equipment, access, security and weather proofing appropriate to the type of cycle storage;
 - Details of motorcycle and car parking provision, including layouts, allocation, cumulative (site-wide) parking provision and projected future provision;
 - Details of CCTV
 - Means of access for vehicles, pedestrians and cyclists to and from the relevant part of the development;
 - Details of external artificial lighting, including associated fixtures, infrastructure, lighting levels.
 - Details of the levels of daylight received for Habitable Room windows of any Residential Dwellings within the relevant part of the Development.
 - Measures incorporated to mitigate the impacts of wind within the development.
 - 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.
 - The location of services, including the grouping of services where feasible;
 - 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.

- 9 The relevant Residential and Student Accommodation within each (Use Class C3 or Sui Generis) relevant part of the development hereby approved shall not commence unless details are submitted to and approved in writing by the Local Planning Authority demonstrating that the aforementioned units will be in accordance with the noise criteria for residential accommodation specified within part 3.4 of the Development Specification hereby approved. The approved details shall demonstrate how compliance with these criteria will be achieved.

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

- 10 The relevant part of the development hereby approved shall not commence until details of the locations, external appearance and any proposed screening of any plant systems are submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented in full.

Reason: In the interests of the amenities of neighbouring properties and the area generally.

- 11 Details of the proposed odour-control measures, fan location, duct-discharge positions and supplementary ventilation systems, and noise levels and noise attenuation measures for any plant systems that are required to achieve the criteria set out within part 3.8 of the Development Specification shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in full prior to use of the equipment and the system(s) shall thereafter be maintained in accordance with manufacturers' specifications.

Reason: In the interests of the amenities of neighbouring properties and the area generally.

- 12 The relevant parts of the development hereby approved shall not commence unless details of the measures to mitigate against the transfer of noise from the Multi-storey car park, the on-street servicing areas and the servicing area within NW09 have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the measures will mitigate against the impacts of noise on sensitive receptors, having regard to the potential or approved location of sensitive uses, the potential or approved mitigation measures incorporated into those units required by condition 9 and the associated design criteria for noise for those units.

Reason: In the interests of the amenities of neighbouring properties and the area generally.

- 13 Within 12 months of the commencement of the relevant part of the development as hereby permitted, details for the provision of play and recreational space, equipment and associated facilities and infrastructure within the relevant part of the development and indicative details of the draw down of the cumulative provision of play and recreational space and facilities across the whole site and the residual remaining shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first residential occupation of the relevant part of the development, or in the case of submissions that do not include residential dwellings, prior to first occupation or use of the relevant part of the development, and shall thereafter be maintained (with the exception of the indicative details).

Reason: In order to ensure the appropriate provision of play and recreational facilities.

- 14 The relevant part of the development hereby approved shall not commence unless a scheme for the landscape works and treatment has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first occupation 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 the proposed arrangements for the maintenance of the landscape works.

Any planting that is 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.

- 15 The development shall be carried out in accordance with the details within the "Construction Logistics Plan" (Appendix 11 Chapter 18 of the Environmental Statement) and the "Proposed Demolition and Construction Commitments" (Chapter 6 Section 6.4 of the Environmental Statement) hereby approved unless alternative details are submitted to and approved in writing by the Local Planning Authority and the approved details shall thereafter be implemented in full.

Reason: In the interests of highway free-flow and safety and the amenities of neighbouring and nearby properties, and the ongoing operation of adjoining and nearby businesses and organisations.

- 16 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 in consultation with the Environment Agency, 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 in accordance with UDP policy EP6.

- 17 The relevant part of the development hereby approved shall not be occupied or the use of the relevant part shall not commence unless a verification report shall be provided to the Local Planning Authority by a competent person stating that remediation has been carried out in accordance with the remediation scheme approved pursuant to condition 16 and the site is permitted for end use.

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

- 18 The relevant part of the development hereby approved shall not be occupied unless a detailed car park management plan for non-residential and mobility impaired parking has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be in accordance with the Development Specification hereby approved, and shall include the means by which the spaces shall be allocated and enforced, and the mechanisms to prevent the use of the parking spaces for Wembley Stadium Event day parking. The approved plan shall be implemented in full for the life of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory development that does not result in overspill parking within the surrounding area or conditions prejudicial to the free and safe flow of traffic on the highway network.

- 19 The non-residential floorspace in plots NW04, NW07, NW08, NW10 and NW11 shall not be

occupied unless a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the location and management of servicing areas and routes through the site, the maximum size of service vehicles and any exceptional servicing arrangements and the measures to enforce the servicing arrangements (including access). The approved plan shall be fully implemented for the life of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory development that minimises any potential impacts on the road network.

- 20 The relevant part of the development shall not commence (for the purposes of this condition only “relevant part” includes the junction of Olympic Way and Fulton Road or Engineers Way; West Olympic Way and Fulton Road or Engineers Way; the south west corner of the Square or the vehicular access route situated between NW01 and NW06), unless details of the measures to control vehicular traffic, including any physical, management and enforcement measures, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented for the life of the development at the expense of the developer unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic and pedestrians, and an adequate environment for future users.

- 21 Works shall not commence in relation to plot NW09 until details of the Energy Centre, including the siting, size, noise attenuation measures and associated infrastructure such as flues and flue termination points have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

Reason: To ensure a satisfactory and sustainability development, having regard to visual amenity, environmental sustainability, air quality and the amenities of adjoining and nearby occupiers.

- 22 Details of plant within or associated with the Energy Centre including the CHP Engine (including full specification and fuel) and any other boilers, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The occupation of more than 780 residential dwellings shall not occur unless the approved details have been implemented in full and the Energy Centre shall thereafter be retained and maintained in accordance with the manufacturer's specifications unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory and sustainability development, having regard to visual amenity, environmental sustainability, air quality and the amenities of adjoining and nearby occupiers.

- 23 The relevant part of the development hereby approved shall not commence until an implementation strategy for the Sustainability measures set out within the Development Specification hereby approved, or equivalent alternative measures as agreed in writing by the Local Planning Authority, will be incorporated into the relevant part of the development, where applicable, together with details of how the provision of On-Site Renewables will be incorporated into the remainder of the development in accordance with the Development Specification. For the avoidance of doubt, the implementation strategy may be submitted with the Reserved Matters application for the relevant part of the development. The approved details shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable development.

- 24 The relevant part of the development hereby approved shall not commence within 3 years of the date of outline planning consent reference 10/3032 (24 November 2011) unless a drainage strategy, detailing on and/or off site drainage requirements, including details of the drainage required to serve the relevant part of the development, site-wide drainage works, phasing of plots, buildings and drainage works, and a plan detailing the extent of the “relevant part of the development” has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker.

The approved works shall thereafter be implemented in full within the timeframes set out within

the Strategy, save those works that are superseded by further or revised details that are subsequently approved pursuant to conditions 24 or 25 of this consent and thereafter implemented.

Reason – to prevent the development from leading to foul water 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.

- 25 The relevant part of the development hereby approved shall not commence 3 or more years from the date of outline planning consent reference 10/3032 (24 November 2011) unless a site wide drainage strategy detailing on and/or off site drainage requirements for the entire application site area, including phasing of plots, buildings and drainage, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker, or details have been approved for the relevant part of the development pursuant to condition 24.

The approved works (or those works previously approved pursuant to condition 24) shall thereafter be implemented in full within the timeframes set out within the Strategy, save those works that are superseded by further or revised details that are subsequently approved pursuant to conditions 25 of this consent and thereafter implemented.

Reason – to prevent the development from leading to foul water 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.

- 26 The relevant part of the development hereby permitted shall not be commenced until such time as a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include, as detailed in the Wembley North West Lands Flood Risk Assessment (FRA) (Rev 04), dated November 2010 compiled by Buro Happold:

1. Restricting the surface water run off to the green field rate and attenuation of the 1:100 year storm event, with an allowance for climate change (FRA section 7.2.1.2, page 30).
2. Green / brown roofs on the majority of the communal external roof areas (FRA section 7.3.1, page 32).
3. Proposed permeable paving in flat lightly traffic areas such as courtyards (FRA section 7.3.5, page 34).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants by ensuring the satisfactory storage and disposal of surface water from the site.

- 27 Piling or any other foundation designs using penetrative methods shall not take place unless details of the works are submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The submitted details shall demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any piling that is undertaken does not pollute the groundwater below the site.

- 28 The internal layout of the Affordable Housing dwellings within the relevant parts of the development shall incorporate the provision of built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 square metres for 2 person dwellings and an additional 0.5 square metres of additional storage space for each additional occupant in addition to storage provided by furniture in habitable rooms unless alternative height(s) and/or quanta are submitted to and approved in writing by the Local Planning Authority. After any such approval, the storage space shall be provided in accordance with the approved height and/or quanta. The provision of such storage

space shall be detailed within the Reserved Matters Application for the relevant plot.

Reason: To ensure a satisfactory standard of residential accommodation.

- 29 The hotel or apart-hotel floorspace that is constructed pursuant to this consent shall not be occupied unless a Coach Parking Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with TfL, detailing the level of hotel floorspace and number of rooms to be constructed within the application site and details of the provision of on-site coach drop-off and off-site coach parking. The approved Plan shall be implemented in full.

Reason: To ensure a satisfactory development that is not prejudicial to highway free flow or safety or to residential amenity.

INFORMATIVES

- 1 For the surface water drainage scheme to be considered acceptable, the Environment Agency will require that the following information be provided:
1. A clearly labelled drainage layout plan showing pipe networks and any attenuation systems. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 2. Where on site attenuation is provided calculations showing the volume of these are also required.
 3. Where an outfall discharge control device is to be used such as a vortex flow control device, this should be shown on the plan with the rate of discharge stated.
 4. Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

- 2 The Environment Agency advises that only surface water from roofs and paved areas not accessible to vehicles, should be discharged to any soakaway, watercourse or surface water sewer. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

- 3 For the avoidance of doubt, it is acknowledged that the details of Site-Wide drainage and the phasing of plots and buildings to be submitted pursuant to condition 24 will be based on assumptions that may be superseded within subsequent submissions pursuant to conditions 24 and 25.

- 4 For the avoidance of doubt, the Supporting Documents for this application that are not listed within condition 4 of this consent are:

"Daylight and Sunlight Report", dated March 2018, prepared by GVA Schatunowski Brooks
"Design and Access Statement "dated March 2018, prepared by Flanagan Lawrence
"Supplementary Environmental Statement and appendices", dated March 2018, prepared by WYG Planning Limited

The supporting documents for Section 73 approval reference 14/3054 are:

"Design and Access Statement prepared in support of S73 application" dated 25 July 2014
"Supplementary Environmental Statement" reference HG2609 dated July 2014
"Wind microclimate study" dated 23 July 2014

The supporting documents for Section 73 approval reference 13/1323 are:

"Supplementary Environmental Statement" reference HG 2191 dated 26 June 2013
"Design and Access Statement prepared in support of s73 application" dated 26 June 2013

The supporting documents for outline planning consent reference 10/3032 are:

1.01 Environmental Statement Volume 1 (Part 1) Core Document, dated November 2010
1.02 Environmental Statement Volume 1 (Part 2) Appendices, dated November 2010
1.03 Environmental Statement Volume 1 (Part 3) Appendices, dated November 2010

1.04 Environmental Statement Volume 2 (Part 1) Transport Assessment Report and Appendices, dated November 2010
1.05 Environmental Statement Volume 2 (Part 2) Transport Assessment Report Appendices, dated November 2010
2.01 Design and Access Statement, dated November 2010
3.01 Supporting Reports (Part 1) Core Documents and Appendices, dated November 2010
3.02 Supporting Reports (Part 2) Appendices, dated November 2010
4.01 Applications Plans and Supplementary Materials
Environmental Statement Non-Technical Summary, dated November 2010
Volume 1: Response Report Changes to Scheme, dated 31 March 2011
Volume 2: Response Report Matters Relating to Supporting Reports, dated 31 March 2011
Volume 3: Response Report Environmental Statement November 2010: Further Information, dated 31 March 2011
Volume 4: Response Report Environmental Statement November 2010: Re-assessment, dated 31 March 2011

Any person wishing to inspect the above papers should contact Colin Leadbeater, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2232