

Agenda Item 08

Supplementary Information Planning Committee on 6 June, 2018

Case No.

18/0968

Location	Former Palace of Arts and Industry, Engineers Way, Wembley, HA9
Description	<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>

Agenda item 7, Page Number 99 - 126:

Following publication of the committee report and agenda, amended plans were submitted which relate to the provision of the colonnade along the southern edge of the NW04A building and additional plans were submitted which clarify the dimensions of the proposed civic square and pocket square. The implications are outlined below:

Colonnade

Parameter plan P4 'Proposed Plot Extent at Lower Levels' has been updated to include the zone within which the colonnade would be provided, indicated as 'Proposed 2.5m (max) lower level setback'. Parameter plan P15 'Proposed Critical Dimensions' has also been updated to show that the distance between Engineers Way and the southern face of the main building would be 31 metres at Upper level. The separation distance at Lower level is not included as this is subject to agreement on the width of the colonnade area.

Public realm dimensions

The committee report provides approximate dimensions and areas for the civic square and the pocket square in the north eastern section of the site. Additional plans have now been submitted which clarify the overall dimensions of these areas. These show that the civic square would be 31m deep from Engineers Way to the southern face of the building and 51m wide between the front of the civic centre and the front of the pavilion building. The distance between the front of the civic centre and the edge of Olympic Way would be 60m. The pocket square would be around 20m x 20m in area. No proposed distances have changed since the submission of the current application, but these additional submitted plans set out key dimensions across both areas of public realm. Full details of the design and layout for these areas would need to be submitted in conjunction with any reserved matters application submitted for this plot.

Informative 4

Informative 4 sets out the Supporting Documents for this application. Officers consider that 'The Illustrative Revised Scheme in Context – Ground Floor Plan, prepared by Flanagan Lawrence' should be added as a Supporting Document for this application.

Revision to parameter plan 11 (drawing P11 Revision 03) - Proposed Uses at Upper Levels

A revision to parameter plan 11 has been submitted. The amendment removed Student Accommodation from the suite of uses that could be provided within Plot NW04. The remainder of the uses specified for that plot are the same as those within the parameter plan for the extant consent. This does not materially change the proposal and the proposal continues to accord with adopted policies and guidance. Condition 4 (approved drawings and documents) is therefore recommended to be amended, with drawing P11 Rev 02 replaced with drawing P11 Rev 03.

Recommendation:

Document Imaged

Remains approval subject to the conditions set out in the Committee report, with an amendment to condition 4 (approved drawings and documents) to change drawing P11 from Rev 02 to Rev 03 and the addition of a further Supporting Document within Informative 4, as detailed above.

DocSuppF

Document Imaged

DocSuppF
Ref: 18/0968 Page 2 of 2